



SALMON STREET, KINGSBURY, LONDON, NW9  
**£1,100,000 FREEHOLD**

## GRACIOUS FOUR-BEDROOM DETACHED HOME

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Situated on the highly desirable Salmon Street, this lovingly maintained detached home is a true gem. Having been a cherished family home for many years, it now eagerly awaits its next family to add their personal touch. Adorned by a grand reception and dining room, complete with a beautifully crafted fireplace, and an open-plan kitchen seamlessly connected to a warm and bright conservatory, offering stunning views of the beautifully landscaped garden. At the far end of the garden, you'll find a charming patio area with a bar just perfect for entertaining. The ground floor also benefits from the convenience of a W/C, while upstairs you'll discover four generously sized bedrooms. Two of the bedrooms feature en suite bathrooms, and there's also a large family bathroom to serve the rest of the household. This property offers fantastic scope for extension (STPP), giving larger families the opportunity to grow into their new home. A garage and ample off-street parking add to its practicality, as well as being within the catchment area for excellent schools including St Robert Southwell and Lycée International. Nature lovers can enjoy a light stroll to scenic Fryent Country Park. Don't miss the chance to make this wonderful house your forever home!



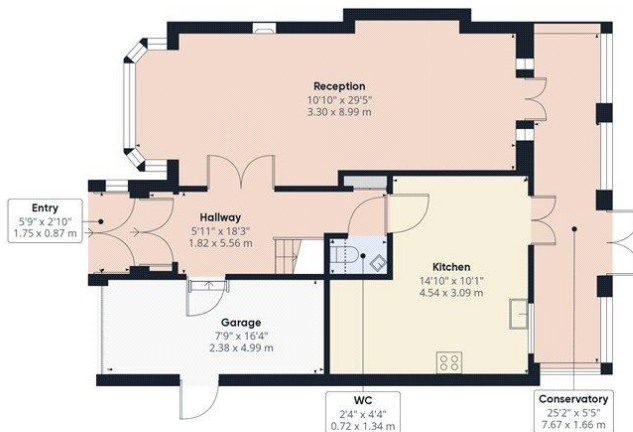
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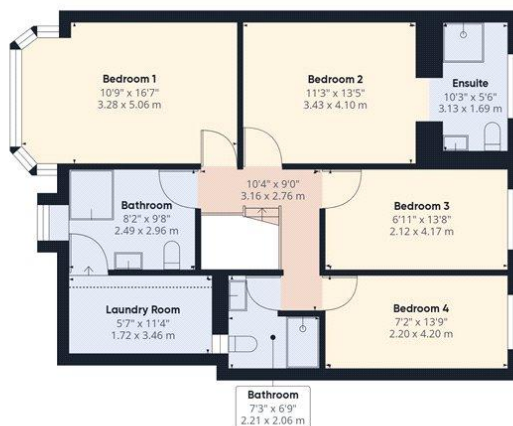


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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1714.13 ft<sup>2</sup>  
159.25 m<sup>2</sup>

**Reduced headroom**

551.76 ft<sup>2</sup>  
4.76 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

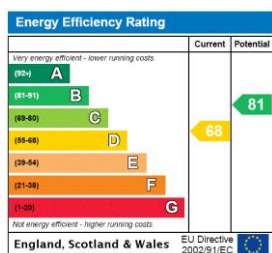
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** G - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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