



ROSE GLEN, KINGSBURY, LONDON, NW9

**£675,000 FREEHOLD**

## FIVE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME

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Situated in a highly convenient and well-connected location close to the Edgware Road and Colindale, this extended five-bedroom semi-detached home offers spacious and versatile accommodation perfectly suited to growing families. Arranged over three well-designed levels, the ground floor features a bright and airy double reception room, a well-appointed kitchen, a separate room ideal as a fifth bedroom or home office, and a convenient guest W/C. The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. The loft has been thoughtfully converted to provide two additional bedrooms, one of which benefits from a walk-in wardrobe with underfloor plumbing already installed—offering potential to add an en suite bathroom. A sealed door from the landing (easily reinstated) could provide shared access between both top-floor rooms for added practicality. Outside, the property enjoys a well-maintained rear garden—perfect for relaxing or entertaining—along with a versatile outbuilding offering extra storage or potential for other uses. To the front, there's off-street parking for two vehicles on the driveway. This property must be seen to be appreciated at its entirety.



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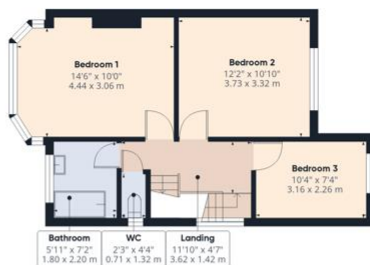




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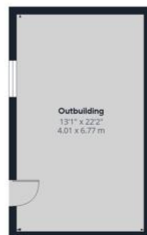
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1785 ft<sup>2</sup>  
165.7 m<sup>2</sup>  
  
Reduced headroom  
55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
  
GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** D – Brent

All figures that are shown were correct at the time of printing.

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