

LAVENDER AVENUE, KINGSBURY, NW9 8HG



EPC Rating: D

We are pleased to be able to bring to the market this spacious semi-detached house which albeit in need of refurbishment has been reflected in the price being sought for the property, particularly as the property has a gas central heating system with combi boiler and fully double glazed windows.

The property benefits:

- Gas central heating
- Double glazed windows
- Space to side of property with potential to build a two storey extension with own drive-in for off street parking
- South westerly facing rear garden
- Gross internal floor area of 1,001 sq ft (93 sq m) approximately
- The property is situated on the popular Salmon Estate and this particular property is the last house in the road before Salmon Street
- The nearest Station is Kingsbury (Jubilee Line)
- Local bus services and shops can be found within a few hundred yards at Church Lane

PRICE:Offers in the region of £650,000.....FREEHOLD

LAVENDER AVENUE, KINGSBURY, NW9 8HG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Parquet flooring. Understairs storage cupboard.

Through Lounge: 29'5" x 12'0" (8.97m x 3.63m). Double glazed bay window to front. Double glazed patio doors from rear room to garden.

Kitchen: 10'2" x 8'0" (3.10m x 2.44m). Stainless steel sink unit. Door to garden. Built-in cupboards. Tiled flooring.

First Floor

Bedroom 1 (front): 15'4" x 10'9" (4.67m x 3.28m). Double glazed bay window.

Bedroom 2 (rear): 13'7" x 10'9" (4.67m x 3.28m). Double glazed window.

Bedroom 3 (rear): 10'4" x 7'3" (3.16m x 2.20m). Double glazed window. Built-in cupboards, one housing gas boiler.

Bathroom: 7'3" x 5'5" (2.20m x 1.64m). Panelled bath and pedestal wash hand basin. Partly tiled walls. Double glazed oriel window.

Separate WC: Low level WC.

Landing: Hatch to loft space (not inspected). Window to side wall.

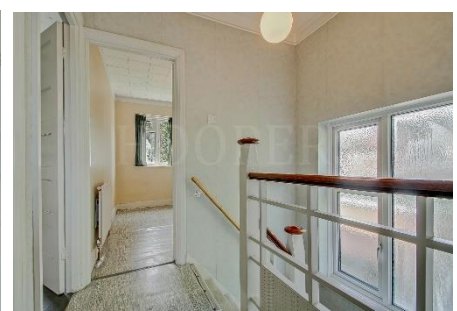
External Features: Front and rear gardens, the rear garden having a south westerly aspect some 71' in length. Garage space to side of property approached via own drive-in with potential for extension to the side of the property.

Council Tax: Band E.

PRICE: Offers in the region of £650,000 FREEHOLD

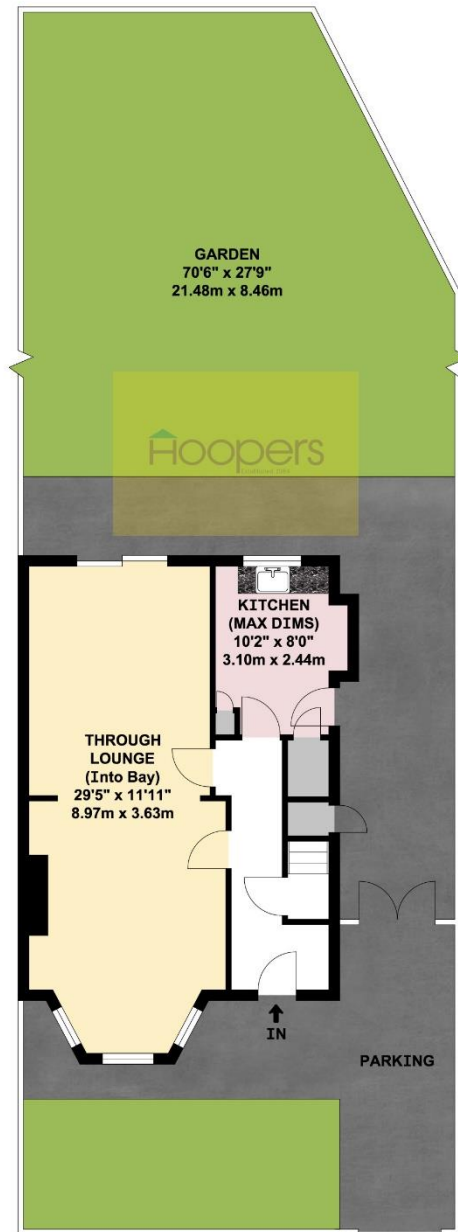
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

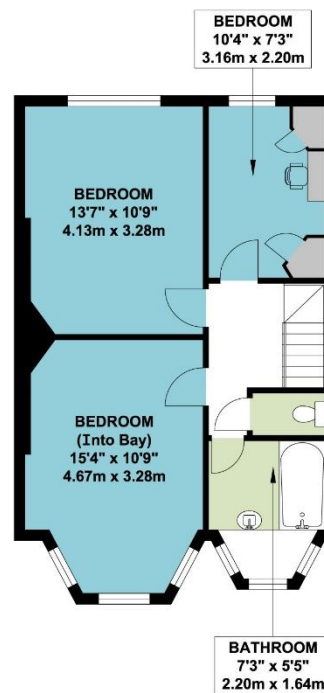
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**LAVENDER AVENUE
LONDON NW9**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1000.61 SQ. FT / 92.96 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE,
MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY
IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".