



Reduced to sell £557,750  
Kingsmead Avenue, Kingsbury



 **3**  
Bedrooms

 **1**  
Bathroom

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Warren Bradley Estates are delighted to offer for sale as the vendors SOLE AGENT this well presented 3 bedroom terraced house in a fantastic location close to all local amenities and desirable green spaces.

Offered in good condition the property benefits from a large reception room, spacious kitchen/dining area, 3 good sized bedrooms, a family bathroom, gas central heating, double glazing and loft space. Externally there is a large garden (24 metres) to the rear and a paved driveway with space for two cars at the front.

Offered chain free and with the potential for extension (STPP) the property is ideal for families and investors alike.

**Hall** 4.80m x 2.00m (15' 9" x 6' 7")

**Reception** 4.40m x 3.40m (14' 5" x 11' 2")

**Dining Room** 3.80m x 3.40m (12' 6" x 11' 2")

**Kitchen** 2.70m x 1.90m (8' 10" x 6' 3")

**Landing** 2.50m x 1.90m (8' 2" x 6' 3")

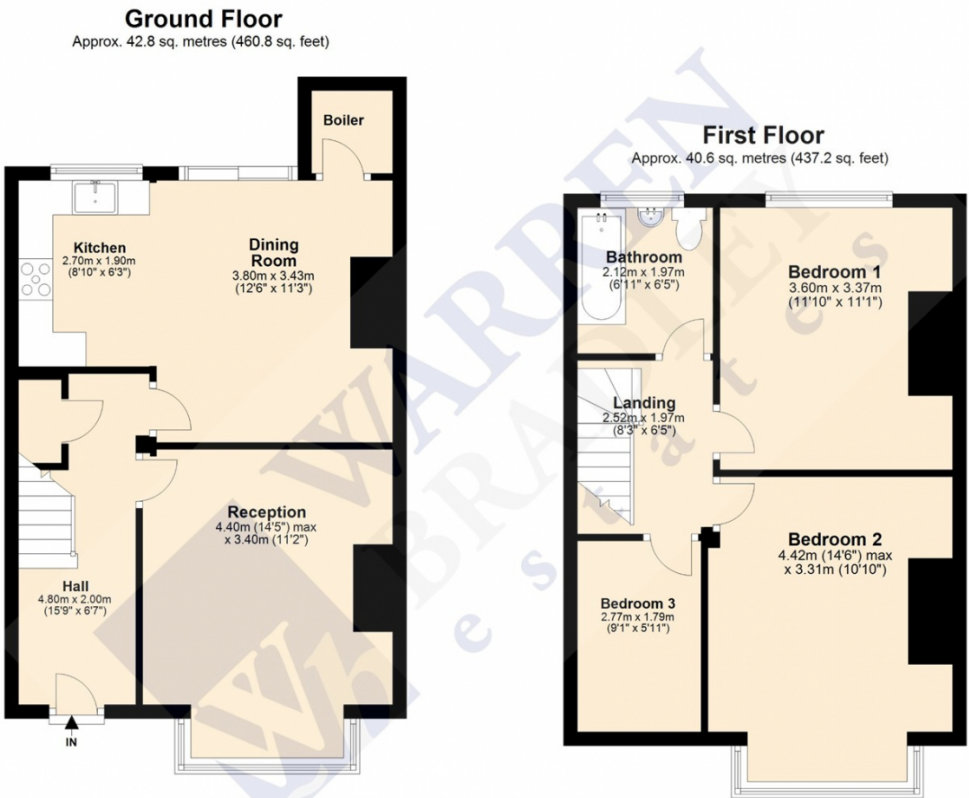
**Bedroom 1** 3.60m x 3.30m (11' 10" x 10' 10")

**Bedroom 2** 4.40m x 3.30m (14' 5" x 10' 10")

**Bedroom 3** 2.70m x 1.70m (8' 10" x 5' 7")

**Bathroom** 2.10m x 1.90m (6' 11" x 6' 3")

**Rear Garden** 24.00m x 6.50m (78' 9" x 21' 4")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kingsmead Avenue, Kingsbury

