Bryan Maher & Co
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136 Salmon Street, London, NW9 8NT

A BEAUTIFUL THREE BEDROOM, TWO BATHROOM FAMILY HOME LOCATED ON SALMON STREET We are delighted to bring to the market this superb semi detached property located on one of the finest and most sought after roads in the area.

Wembley Park & Kingsbury tube stations are close by, along with highly regarded schools such as St Robert Southwell Primary School and the French International Lycee'. Fryent Country Park is also within easy access, offering peaceful walks, stunning views and open spaces for kids to play.

The property briefly comprises of a welcoming entrance hall, a ground floor shower room, a modern fitted kitchen, a spacious through lounge, a rear aspect morning room overlooking the well manicured garden, three first floor bedrooms with fitted wardrobes and a family bathroom with a separate W/C.
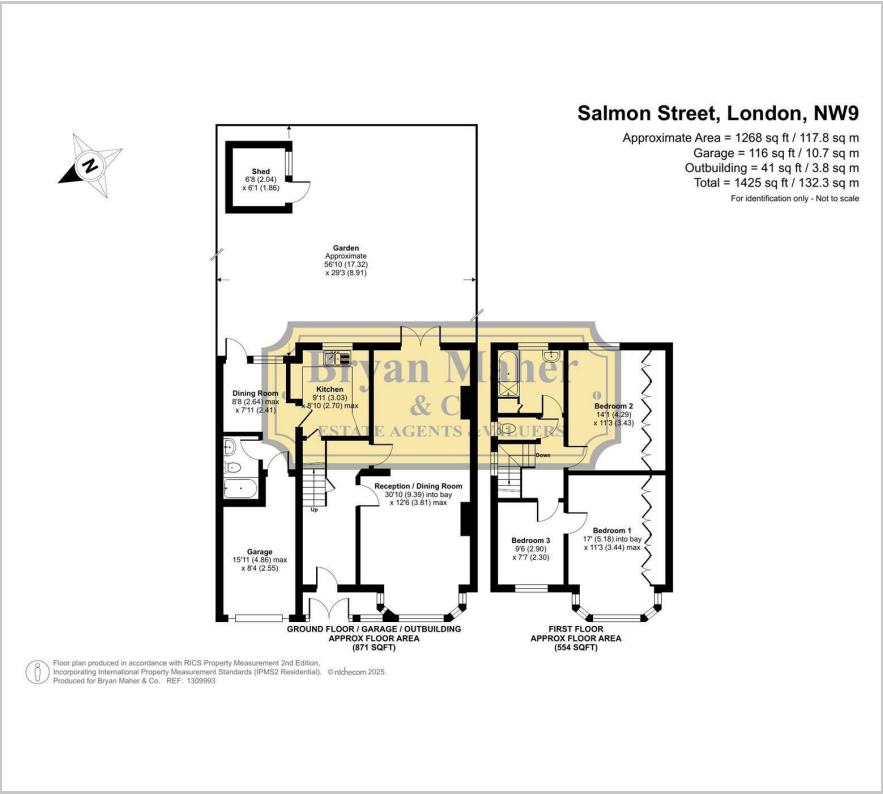
The front driveway provides off street parking and leads to the garage which could easily be converted and extended above to create additional living accommodation subject to the usual consents being obtained.

£849,950

- BEAUTIFUL THREE BEDROOM FAMILY HOME
- PRIME SALMON STREET LOCATION
- IMMACULATE CONNDITION THROUGHOUT
- GROUND FLOOR SHOWER ROOM
- MODERN FITTED KITCHEN
- LARGE THROUGH LOUNGE
- SEPARATE MORNING ROOM
- AMPLE FURTHER EXTENSION POTENTIAL
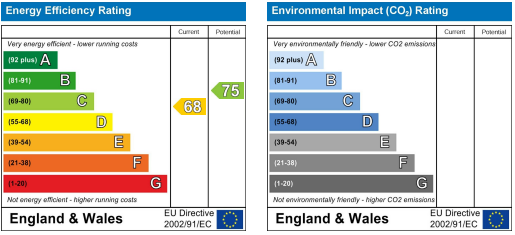- CLOSE TO THE FRENCH INTERNATIONAL LYCEE'
- CHAIN FREE SALE

Floor Plan

Salmon Street, London, NW9

Approximate Area = 1268 sq ft / 117.8 sq m
Garage = 116 sq ft / 10.7 sq m
Outbuilding = 41 sq ft / 3.8 sq m
Total = 1425 sq ft / 132.3 sq m
For identification only - Not to scale

Shed
6'8 (2.04)
x 6'1 (1.86)

Garden
Approximate
56'10 (17.32)
x 29'3 (8.91)

Dining Room
8'8 (2.64) max
x 7'11 (2.41)

Kitchen
9'11 (3.03)
x 8'10 (2.70) max

Bedroom 2
14'1 (4.29)
x 11'3 (3.43)

Reception / Dining Room
30'10 (9.39) into bay
x 12'6 (3.81) max

Garage
15'11 (4.86) max
x 8'4 (2.55)

Bedroom 3
9'6 (2.90)
x 7'7 (2.30)

Bedroom 1
17' (5.18) into bay
x 11'3 (3.44) max

**GROUND FLOOR / GARAGE / OUTBUILDING
APPROX FLOOR AREA
(871 SQFT)**

**FIRST FLOOR
APPROX FLOOR AREA
(554 SQFT)**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Area Map

Map data ©2025 Google

Energy Efficiency Graph

Energy Efficiency Rating — Current 68, Potential 75
Environmental Impact (CO$_2$) Rating

England & Wales — EU Directive 2002/91/EC

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tsi APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

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