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Churchill&Mathesons

Kingthorpe Terrace, London, NW10 8HN
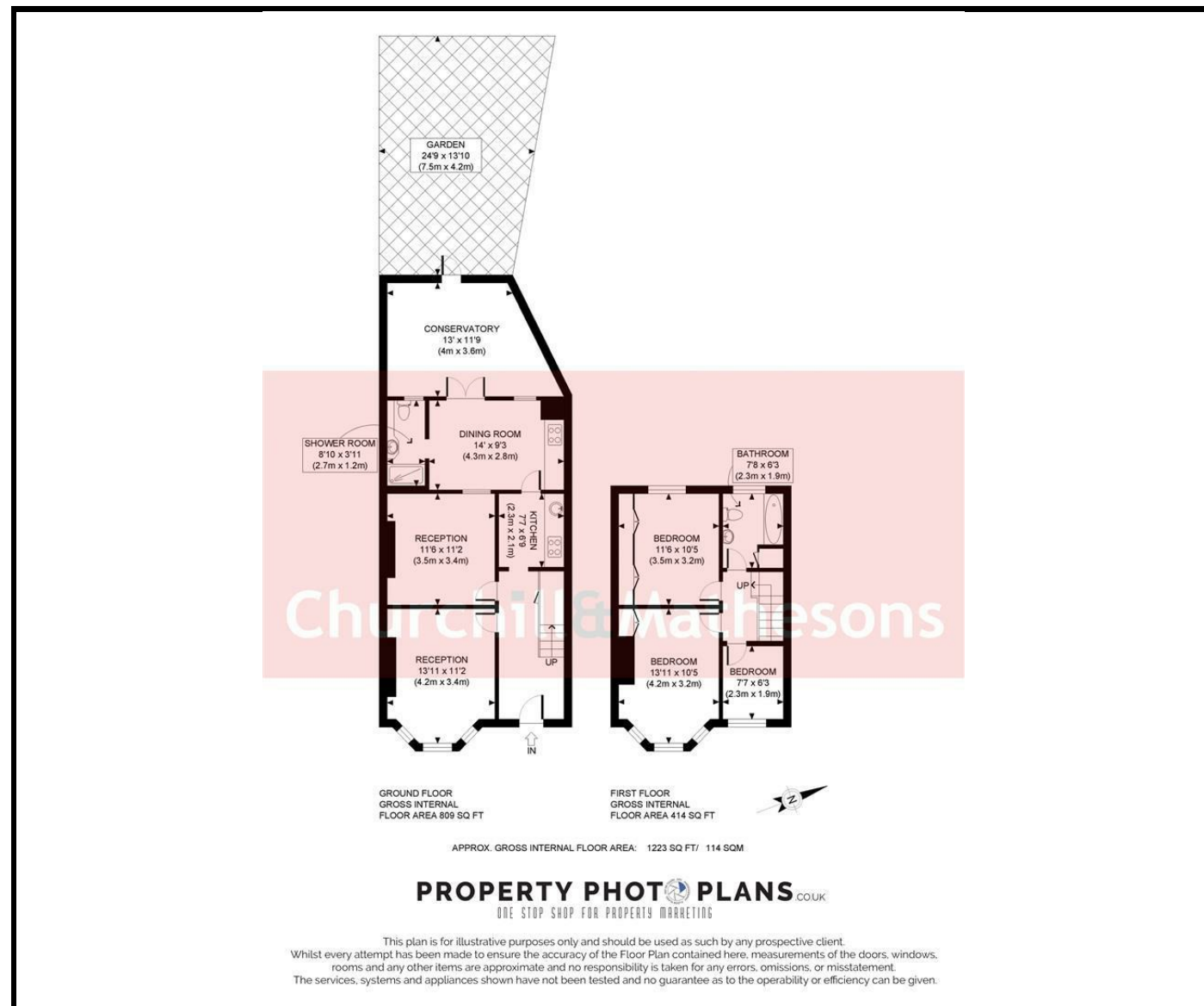
Offers In Excess Of £550,000 Freehold

KEY FEATURES:

- CHAIN FREE
- FREEHOLD
- 3/4 BEDROOMS
- WEST FACING GARDEN
- LOW MANTENANCE GARDEN
- ACCESS A406 NORTH CIRCULAR

Welcome to Kingthorpe Terrace, London - This 1,223 sq ft freehold family home boasts on the ground floor, 2 x reception rooms, 1 x dining room, 1 x bathroom, a well appointed galley kitchen and rustic conservatory leading out into the garden. Upstairs 3 bedrooms, and 1 bathroom, provids ample space for comfortable living. The high ceilings, bay window and moulder cornices add a touch of elegance, to a very well-maintained property. The west-facing garden is a perfect spot to enjoy the afternoon sun and unwind after a long day.

Situated close to the renowned BAPS Shri Swaminarayan Mandir, this home offers not just a place to live, but a vibrant community to be a part of.

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GARDEN
24'9 x 13'10
(7.5m x 4.2m)

CONSERVATORY
13' x 11'9
(4m x 3.6m)

SHOWER ROOM
8'10 x 3'11
(2.7m x 1.2m)

DINING ROOM
14' x 9'3
(4.3m x 2.8m)

BATHROOM
7'8 x 6'3
(2.3m x 1.9m)

RECEPTION
11'6 x 11'2
(3.5m x 3.4m)

KITCHEN
7'7 x 6'9
(2.3m x 2.1m)

BEDROOM
11'6 x 10'5
(3.5m x 3.2m)

UP

RECEPTION
13'11 x 11'2
(4.2m x 3.4m)

BEDROOM
13'11 x 10'5
(4.2m x 3.2m)

BEDROOM
7'7 x 6'3
(2.3m x 1.9m)

UP

IN

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 809 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 414 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1223 SQ FT / 114 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows,
rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.