

Kingthorpe Terrace, London, NW10 8HN

Offers In Excess Of £550,000 Freehold

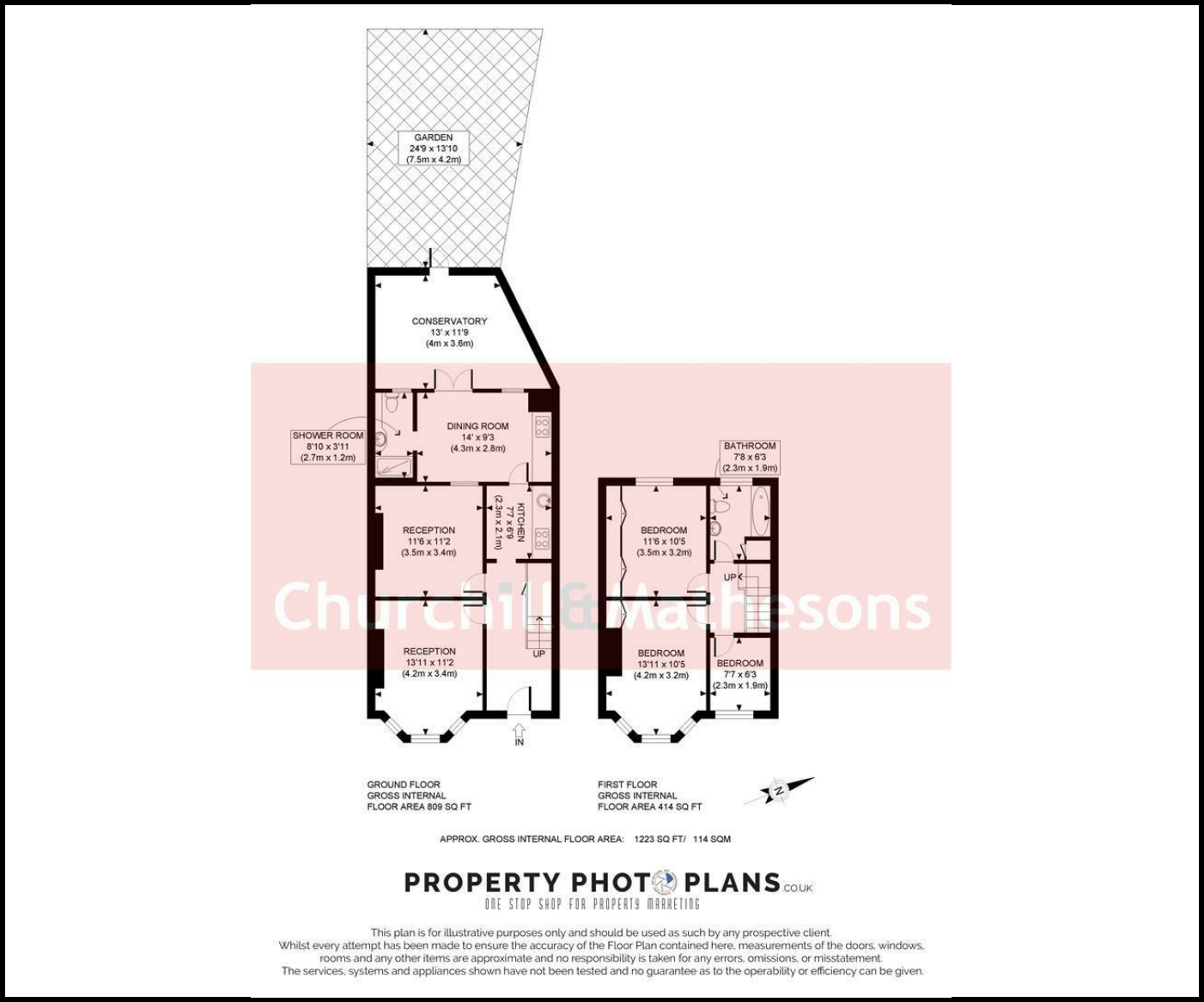


**KEY FEATURES:**

- CHAIN FREE
- FREEHOLD
- 3/4 BEDROOMS
- WEST FACING GARDEN
- LOW MAINTENANCE 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, provides 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.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> 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.