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St. Albans Road, London, NW10 8UG

Asking Price £500,000 Leasehold



KEY FEATURES:

- A RARE FIND
- MAISONETTE
- 1ST FLOOR OF DETACHED HOUSE
- 1102 SQFT
- 3 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE SOUTH FACING GARDEN

THE ENTIRE TOP FLOOR OF A DETACHED HOUSE

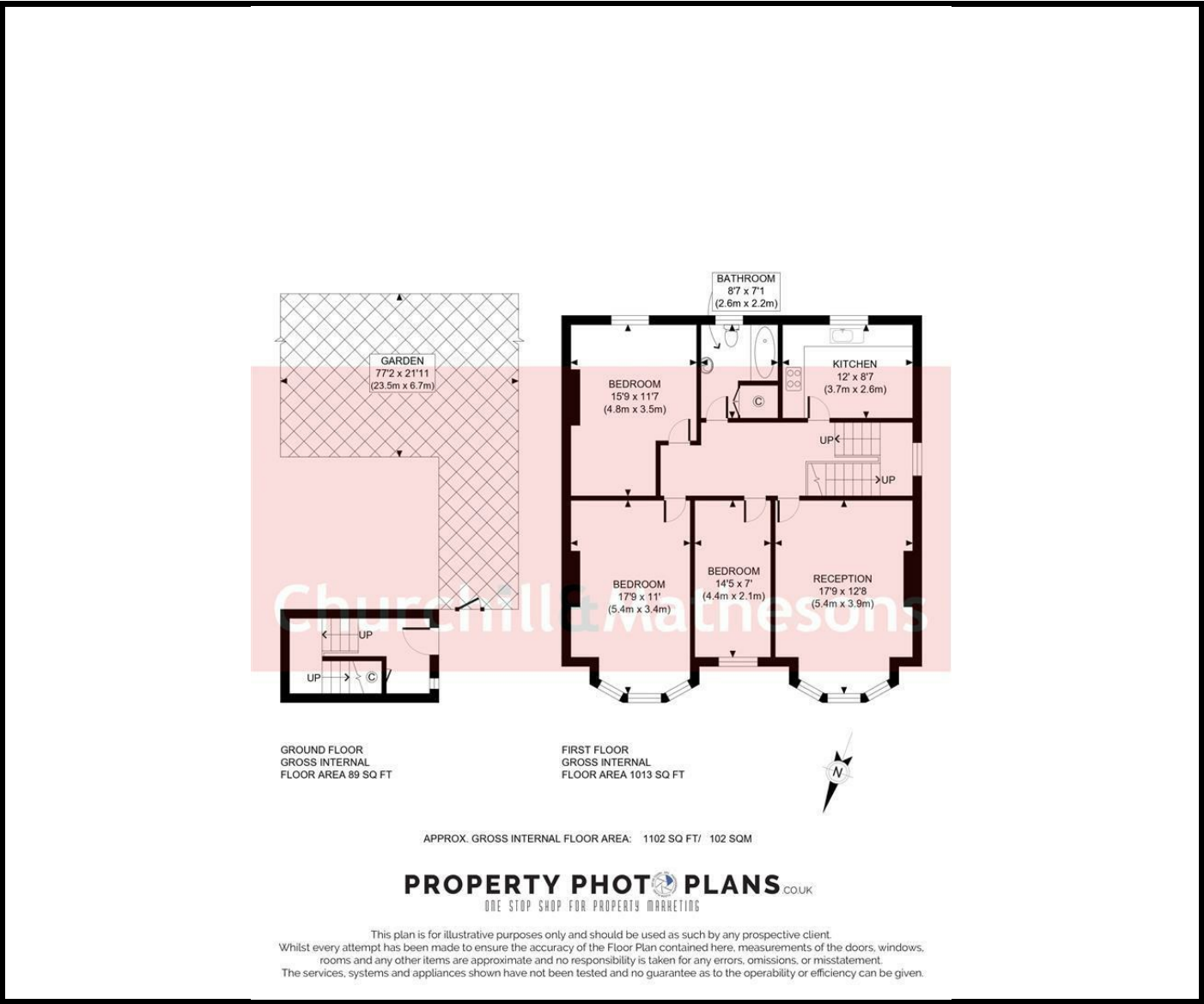
Nestled on the charming St. Albans Road in London, this delightful 1102sqft maisonette occupies the entire top floor of a distinguished detached period home. Offering a perfect blend of character and modern living, this property is an ideal choice for families or professionals seeking a spacious and inviting residence.

The maisonette boasts 3 well-proportioned bedrooms, providing ample space for relaxation and rest. Each room is filled with natural light, creating a warm and welcoming atmosphere. The single bathroom is conveniently located, ensuring comfort and practicality for daily routines.

The heart of the home is the inviting reception room, a perfect space for entertaining guests or enjoying quiet evenings in. Its generous size allows for various furniture arrangements, making it a versatile area for both social gatherings and family time. The private south facing garden is perfect for entertaining, gardening and/or playing football with the kids.

Living in this property means enjoying the benefits of a period home while being close to the vibrant life of London. The surrounding area offers a variety of local amenities, including shops, cafes, and parks, making it a convenient and pleasant place to reside.

This maisonette is a rare find, combining the charm of a period property with the comforts of modern living. If you are looking for a home that offers both space and character in a sought-after location, this property is certainly worth considering.



| 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 |                         |           |
|                                             | 56                      | 77        |
| 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.