

James Avenue, London, NW2

£450,000

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Lampards are pleased to present this spacious ground floor flat offering 738 sq ft of accommodation on a quiet cul de sac in the heart of NW2. The property benefits from sole use of a generous private garden and provides an excellent opportunity for a buyer seeking a home with scope to extend and personalise.

James Avenue is a quiet residential road located close to local shops, schools, and transport links, providing easy access to central London and surrounding areas.

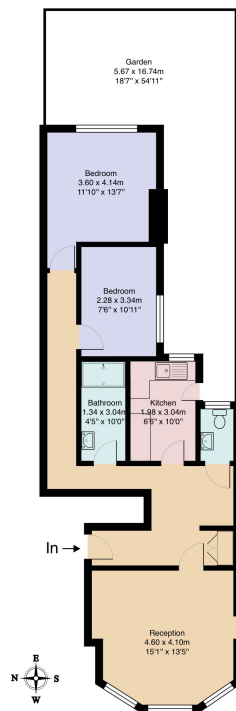
Key Features

- Spacious ground floor flat measuring approximately 738 sq ft
- Situated on a quiet cul de sac in James Avenue, NW2
- Bright reception room with attractive bay window
- Offered with a new 125-year lease
- Conveniently located close to local shops, transport links and parks
- Sole use of a private garden extending over 54 ft
- Excellent potential to extend (subject to planning consent)
- Two bedrooms and a separate fitted kitchen
- Ideal blank canvas for buyers to create a home to their own taste
- Chain free

Lampards

James Avenue, NW2

Total Area: 68.5 m² ... 738 sq ft (excluding garden)



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2018). The plan is for information only and not drawn to scale unless otherwise stated. Measurements are to the internal face of the walls. All dimensions are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are in doubt, an independent inspection should be advised.