



St. Johns Avenue, London NW10

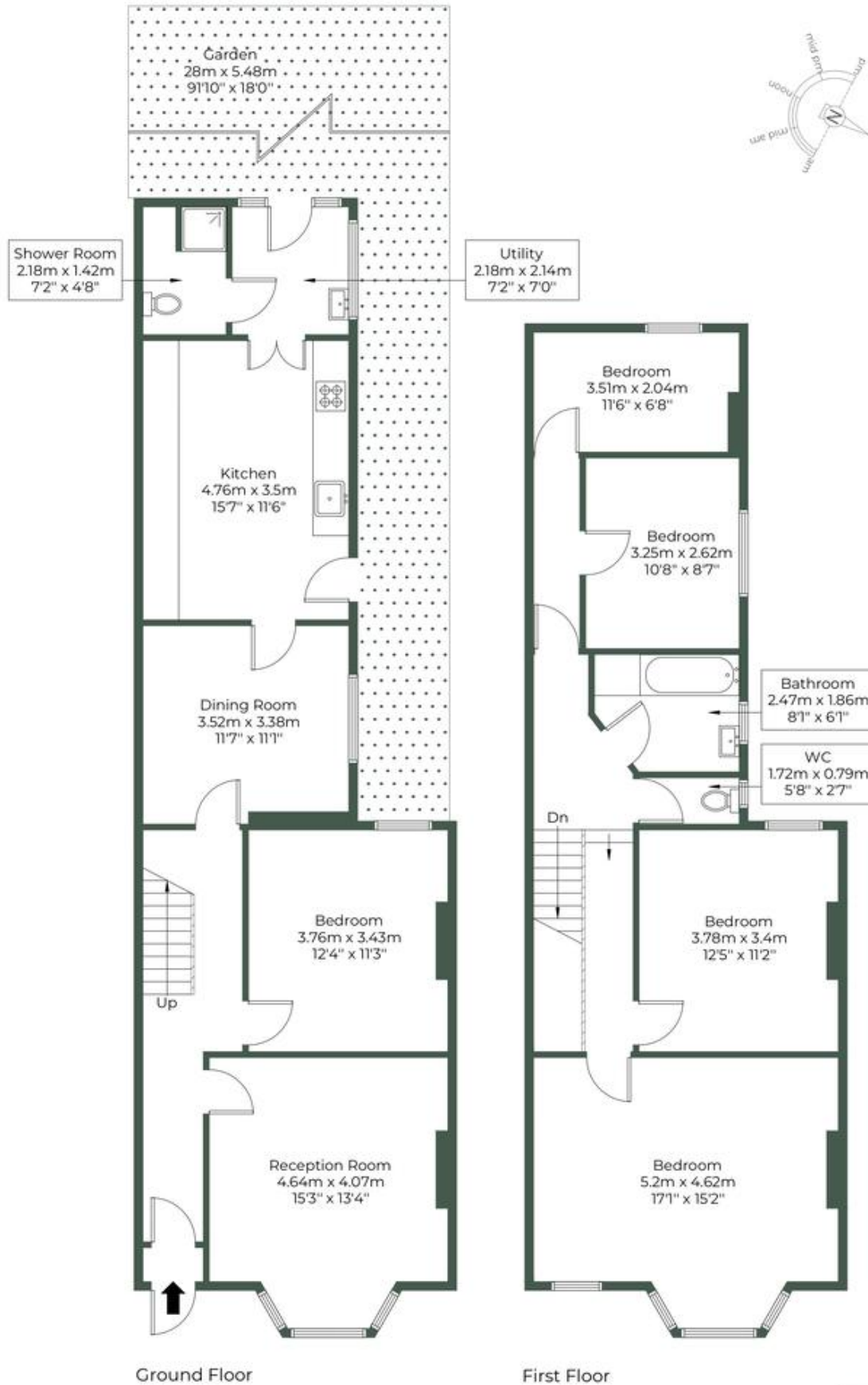
£700,000 Freehold

Welcome to St Johns Avenue! Are you an aspiring homeowner looking for a project to add your own stamp on? This charming freehold house, featuring four spacious bedrooms, offers an exciting opportunity for those with a vision. While the property is in need of modernisation, it provides immense potential for transformation. With over 1600 sq ft of living space (even without extensions), the possibilities for flexibility and growth are endless. The ground floor has significant potential to extend to the side and rear, creating a grand kitchen dining room that becomes the heart of the home. Additionally, there is the potential to extend into the attic, adding two further bedrooms and an additional bathroom, subject to planning permission. Step outside to discover an incredible private garden, a blank canvas for a green-thumbed individual to create their own oasis. The property also benefits from off-street parking, ensuring convenience for you and your guests. St Johns Avenue is perfectly situated within walking distance to the renowned Roundwood Park, offering a serene escape and a place to enjoy nature. Harlesden, rich in history and culture, is known for its vibrant community, diverse food scene, and excellent transport links, making it an ideal location for families and professionals alike. This house is more than just a property; it's an opportunity to create a bespoke home tailored to your desires. Don't miss out on this rare chance to shape your dream home in the heart of Harlesden.

- Victorian house
- Chain free
- Work required
- Potential to extend (STPP)
- Off street parking
- Amazing garden
- Four bedrooms
- Over 1600 sq ft
- Walking distance to green space of Roundwood Park
- Close to shops and transport

ST. JOHNS AVENUE, NW10 4ED

Approx Gross Internal Area = 150.1 sq.m / 1616 sq.ft



MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.