



WINCHESTER AVENUE

London NW6



2 BED GARDEN FLAT

A beautifully presented two-bedroom garden flat set on Winchester Avenue, offering bright, well-balanced living space and an exceptional private garden.

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Local Authority: London Borough of Brent

Council Tax band: C

Tenure: Share of Freehold

Ground rent: N/A

Service charge: N/A

Guide Price: £850,000



The property extends to approximately 807 sq ft and is arranged around a striking open-plan kitchen and reception room. The kitchen has been thoughtfully extended with floor-to-ceiling glazing, allowing natural light to flood through the living space and creating a seamless connection to the outdoors, ideal for both everyday living and entertaining.

One of the standout features is the impressive private garden, measuring approximately 92 ft in length. A useful garden shed provides additional storage.

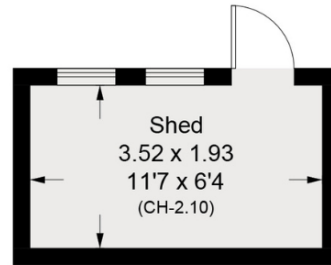
Accommodation further comprises a generous principal bedroom with bay window, a well proportioned second bedroom, and a modern family bathroom. The layout offers a practical and comfortable flow throughout.



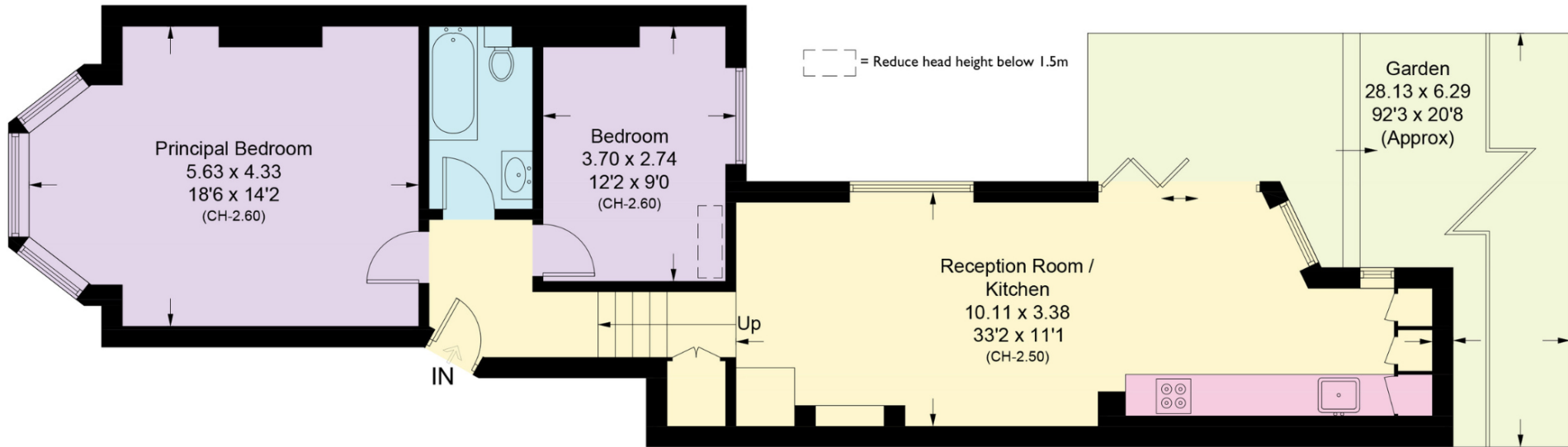




Approximate Area = 75.0 sq m / 807 sq ft
 Shed = 6.8 sq m / 73 sq ft
 Total = 81.8 sq m / 880 sq ft
 Including Limited Use Area (0.4 sq m / 4 sq ft)



(Not Shown In Actual
 Location / Orientation)



Ground Floor

Approximate Area = 75.0 sq m / 807 sq ft
 Including Limited Use Area (0.4 sq m / 4 sq ft)

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 75 sq m / 807 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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