



St Johns Avenue | | London | NW10 4EE

**£400,000**



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Positioned on a well-regarded residential road in NW10, this well-proportioned two-bedroom ground floor flat offers a practical layout, private outdoor space and strong connectivity, making it an attractive option for both first-time buyers and investors.

The property comprises a bright and comfortable reception room, benefitting from large windows that draw in excellent natural light and enhance the sense of space. The room comfortably accommodates both living and dining arrangements, supporting modern day-to-day living.

The kitchen is separately arranged and offers a functional layout with ample storage and worktop space, along with direct access through to the rear of the property. While well-maintained, it also presents an opportunity for cosmetic enhancement to add value over time.

There are two bedrooms, with the principal bedroom positioned towards the rear of the property,

- Two-bedroom ground floor flat
- Separate kitchen
- Near highly regarded local schools
- Bright reception room
- Close to Roundwood Park
- Approx. 652 sq ft
- 10-minute walk to Willesden Junction Station
- Private rear garden
- Well-proportioned layout



APPROXIMATE FLOOR AREA = 652 SQ FT / 60.6 SQ M



For Illustration Purposes Only - No to scale  
 This Floor Plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band C  
 EPC Rating C

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