



SOUTHBOURNE CRESCENT

LONDON, NW4 2LB

£1,200,000
FREEHOLD

Taylor Hawkins Estates present this spacious six-bedroom extended family home, offered in very good condition and providing generous living accommodation throughout.

The property has been significantly extended, including a garage conversion and a large loft extension with en-suite. On the ground floor there is a bright open-plan kitchen/living area with plenty of natural light, a ground floor bedroom with en-suite, and a separate guest WC.

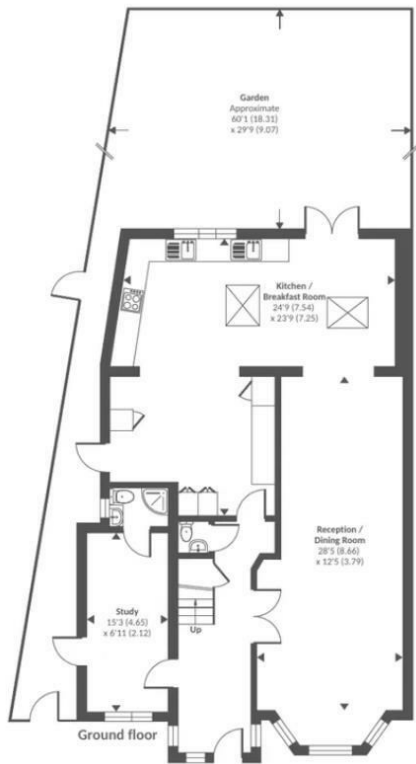
The house offers six bedrooms in total, including well-sized bedrooms, along with four bathrooms, making it ideal for larger families.

Externally, the property benefits from a large driveway providing ample parking and a private rear garden with an outbuilding.

The home is conveniently located within walking distance of local schools, shops, and amenities, and is within the Eruv.



TAYLOR HAWKINS
Estate Agents
0208 958 2222 / Taylor-hawkins.co.uk



Approximate Area = 2248 sq ft / 208.8 sq m
 Limited Use Area(s) = 114 sq ft / 10.5 sq m
 Garage = 301 sq ft / 27.9 sq m
 Total = 2663 sq ft / 247.2 sq m
 For identification only - Not to scale



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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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