



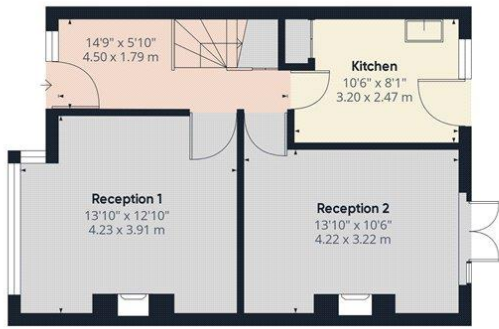
**CLAREMONT AVENUE, MIDDLESEX, HA3**  
**£525,000 FREEHOLD**

**CALLING ALL CASH BUYERS** This mid-terrace, four-bedroom house offers brilliant scope for modernisation. Located on a popular residential street within the sought-after Lindsay Drive estate, it boasts proximity to acclaimed schools such as Claremont, Uxendon Manor, and St. Bernadette's, all a stone's throw away. Kingsbury Station (Jubilee Line) is conveniently situated only half a mile from the property, ensuring easy access to the city. An internal viewing is advised.

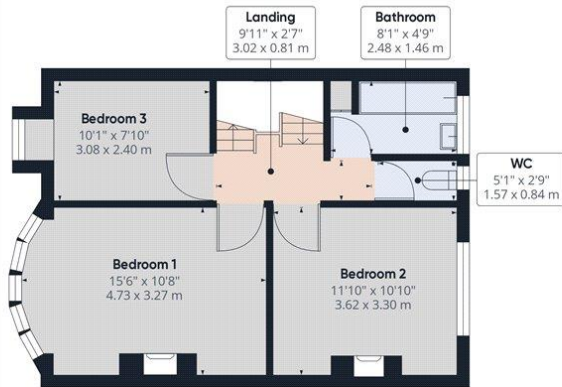
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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1173.7 ft<sup>2</sup>  
109.04 m<sup>2</sup>

**Reduced headroom**

12.3 ft<sup>2</sup>  
1.14 m<sup>2</sup>

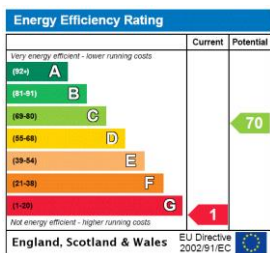
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** E - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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