



GIRTON AVENUE, KINGSBURY, LONDON, NW9  
**£560,000 FREEHOLD**

## LOVELY THREE BEDROOM MID TERRACE HOUSE

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A homely blank canvas, situated in a popular residential road, nestled just off of Princes Avenue. This delightful residence is a mere short stroll from Kingsbury Station (Jubilee Line) and enjoys proximity to both Kingsbury and Colindale's diverse array of amenities, including shops, restaurants, educational, religious, and recreational facilities. Internally, the property serves as a canvas, eagerly awaiting its new family to infuse it with their personal touch. The ground floor features an ample double reception room and a modern kitchen, offering generous space for both entertaining and dining. Ascend to the first floor, where you will find two comfortable double bedrooms, a single bedroom with the perfect potential for a nursery or study, and a well-appointed bathroom. Externally, this lovely home boasts a rear garden with storage outbuilding, perfect for outdoor play and summer barbecues. Further benefits include scope to extend (STPP). An overall inviting home ideally located in a vibrant and well-connected community. An internal viewing is a must.



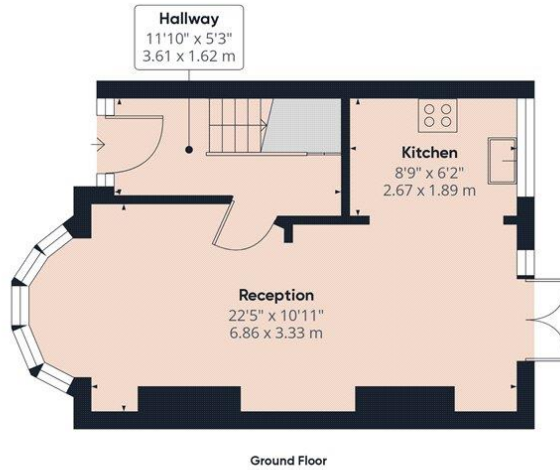
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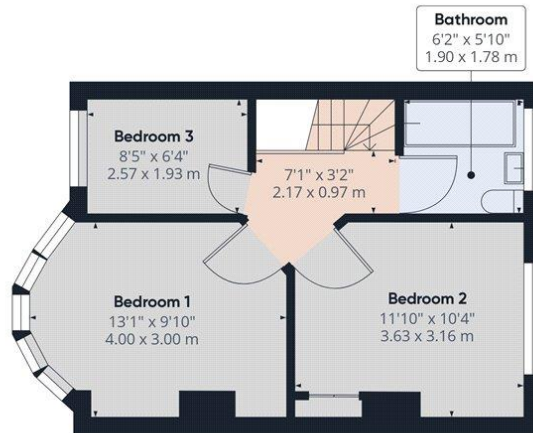


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Ground Floor



Floor 1

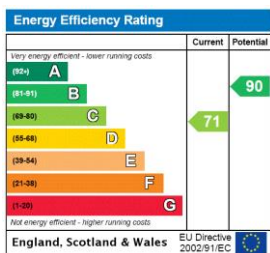
**Approximate total area<sup>(1)</sup>**  
734.75 ft<sup>2</sup>  
68.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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:** D

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.