



MALLARD WAY, KINGSBURY, LONDON, NW9  
**£710,000 FREEHOLD**

## FULL OF POTENTIAL THREE BEDROOM HOUSE

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Set on the sought-after Mallard Way, this three-bedroom semi-detached house offers a fantastic base for those looking to modernise & create their ideal home. With ample opportunity to extend (STPP), this property features driveway & garage parking options, a spacious garden, & a welcoming layout perfect for family living. The ground floor hosts an open-plan kitchen/ diner, & a separate, well-appointed living room. Upstairs, you'll find three bedrooms, two double, both with integrated storage, & one single. The bathroom & separate W/C have been updated in more recent years, ensuring comfort & convenience. Families will appreciate the home's location on a safe, reputable street, within easy walking distance to Church Lane's amenities & multiple bus routes. There are a variety of acclaimed schools close by. Wembley Park Station (Jubilee & Metropolitan Lines) & Wembley's ever-expanding facilities are just over a mile away for easy commuting. Early internal viewing is highly recommended.



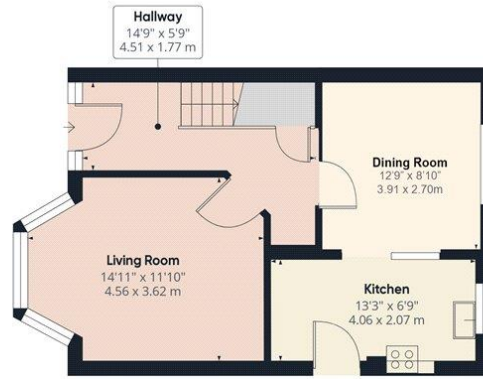
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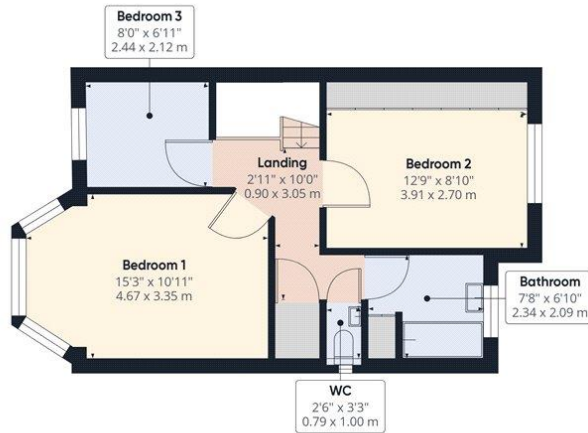


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Ground Floor



Floor 1

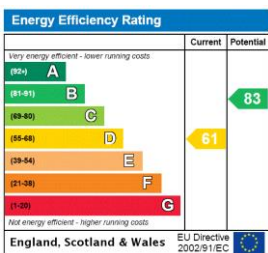
Approximate total area<sup>(1)</sup>  
942.03 ft<sup>2</sup>  
87.52 m<sup>2</sup>

(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.  
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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