



- **GREAT CORNER PLOT**
- **CHAIN FREE PROPERTY**
- **EXTENDED TO THE REAR**
- **WITHIN CATCHMENT OF OLIVER GOLDSMITH PRIMARY SCHOOL**
- **IMMENSE SCOPE FOR DEVELOPMENT**
- **BLANK CANVAS FOR A PERFECT FAMILY HOME**

**ENNERDALE DRIVE, LONDON, NW9**

**£695,000 FREEHOLD**

**SPACIOUS FAMILY HOME ON A PRESTIGIOUS RESIDENTIAL ROAD**

**Tenure:** Freehold

**Council Tax Band:** E

**Kingsbury & Hendon | 020 82040000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)**

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## DESCRIPTION:

This charming four-bedroom family home is situated on the highly sought-after Ennerdale Drive, a quiet and desirable street in Colindale NW9. Offering excellent potential, this property is perfect for buyers looking for a renovation project to create a home that perfectly suits their style and needs. The ground floor boasts a spacious entrance hall leading into two generously sized reception room. (One reception room can be used as a bedroom to make it a total of four bedrooms). The front reception room offers a welcoming atmosphere with plenty of natural light, while the rear reception room offers a flexible space that could be used as a dining area, family room, or even a home office. The separate kitchen has been slightly extended to the rear, providing additional space and opportunity for modernisation and creating an open-plan layout, should you wish to expand it further.



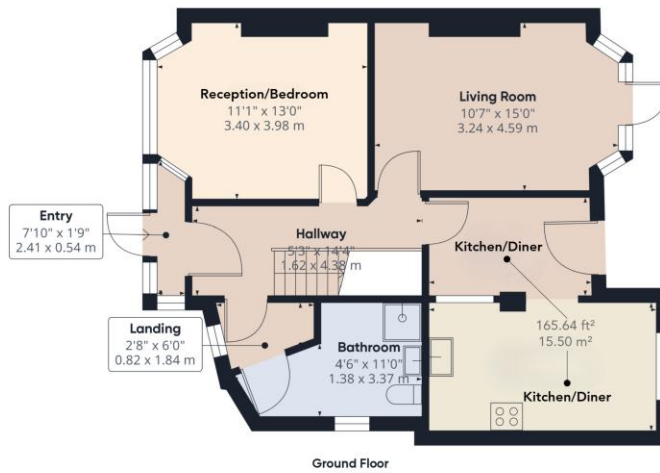
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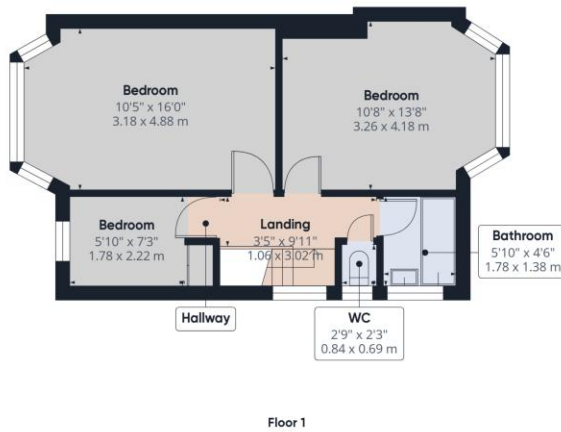


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Approximate total area<sup>(1)</sup>  
1046.12 ft<sup>2</sup>  
97.19 m<sup>2</sup>



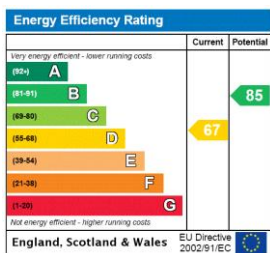
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.



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