



KINGSMERE PARK, KINGSBURY, LONDON, NW9  
**£770,000 FREEHOLD**

## CHARMING THREE BEDROOM SEMI DETACHED HOME

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for every step...

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This charming three-bedroom semi-detached home is beautifully positioned within a sought-after residential enclave. Boasting ample living space consisting of a double reception/ dining room, attractive kitchen, convenient ground floor W/C, three well maintained bedrooms, and a modern family bathroom. External benefits are inclusive of driveway parking for two cars, a spacious garage, and a gorgeous extensive rear garden. Planning permission has been granted for a loft, side and rear extension presenting promising potential for future growth. Nestled within easy reach of the vibrant communities of both Wembley and Kingsbury, you'll have access to a wealth of attractions and amenities, including shops, restaurants, and entertainment options. Excellent transport links offer easy access to the city and beyond, making commuting a breeze. Highly rated schools including St Robert Southwell and Lycée International de Londres are both within the catchment area. Nature enthusiasts will appreciate the proximity to picturesque Fryent Country Park. An internal viewing is a must to appreciate this gorgeous home at its entirety.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1210.62 ft<sup>2</sup>  
 112.47 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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