



CONISTON GARDENS, KINGSBURY, LONDON, NW9  
**£750,000 FREEHOLD**

## CHARISMATIC SEMI-DETACHED FAMILY HOME IN A LOVELY LOCATION

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Nestled in the welcoming neighbourhood of Coniston Gardens, this charming five bedroom recently extended residence has been cherished through generations of its family. Neutrally decorated throughout, the property presents a gorgeous canvas for a family to add their personal touch. The ground floor greets you with the choice of a cosy lounge as well as a charming living room opening out into a classic kitchen. A substantial proportion of the house is adorned with the property's well maintained original pine flooring, adding a touch of character. On the two upper levels you'll discover three double and two single bedrooms complimented by a well-appointed family bathroom and a modern shower room. Externally, the garden provides a lovely serene retreat complete with a great quality outbuilding ideal for use as a home office or gym, whilst the front driveway allows parking for two cars. An internal viewing is highly advised to discover the lovely charm and ambiance of this property.



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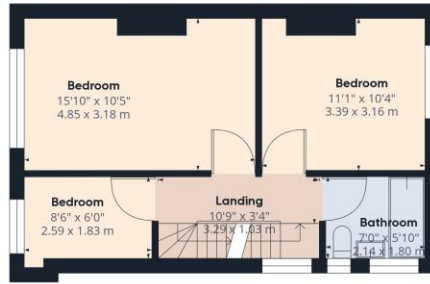


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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1370.46 ft<sup>2</sup>  
127.32 m<sup>2</sup>

Reduced headroom

57.37 ft<sup>2</sup>  
5.33 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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