

Kingsbury Road, London, NW9

£800,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



### Summary:

Ivy Gate are pleased to present this homely and spacious 4 bedroom extended house in North West London with great transport links and close to primary and secondary schools. This family home is quite spacious and is one of the few detached properties on Kingsbury Road. It offers 4 bedrooms, 3 reception rooms, a large and well equipped kitchen, 3 bathrooms and off street parking for at least 3 cars. The property has a large garden ideal for entertaining with a sizable outbuilding which could be used as an office, a gym or for storage. This property is in a great location with The Hyde Primary School 0.3 mile away and access to very good transport links in and out of the city. Major supermarkets are a short distance away and Brent Cross Shopping Centre is located less than 10 minutes drive. Facing the stunning Silver Jubilee Park, the house boasts breath taking scenic views over North-West London.

**Extended detached house with driveway**

**4/5 bedrooms**

**3 bathrooms**

**Outbuilding**

**Large garden**

**uPVC Double Glazing**

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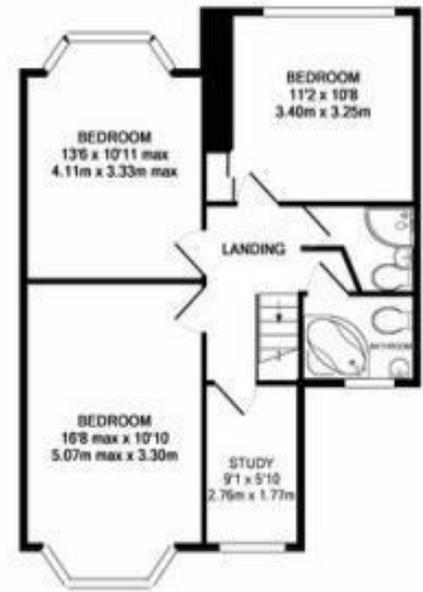
uPVC Double Glazing



OTHER BUILDINGS  
APPROX. FLOOR  
AREA 296 SQ.FT.  
(27.5 SQ.M.)

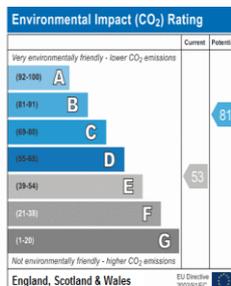
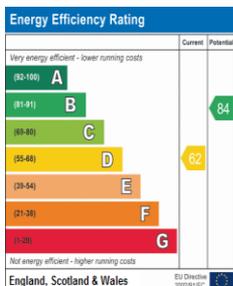


GROUND FLOOR  
APPROX. FLOOR  
AREA 887 SQ.FT.  
(82.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1700 SQ.FT. (156.6 SQ.M.)



Tenure: Freehold

Council Tax: E

Local Authority:

EPC Rating: D

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.