



**SINCLAIR GROVE, NW11**  
**£1,250,000 FREEHOLD**

## **A DETACHED, SINGLE STOREY BUNGALOW ON A WIDE PLOT**

**3 Bedrooms/ 3 Reception Rooms/ 2 Bathrooms/ Separate  
Garage/ Off Street Parking/ Excellent Potential/ Chain Free/ EPC  
Rating: E/ Council Tax Band: F**



## DESCRIPTION:

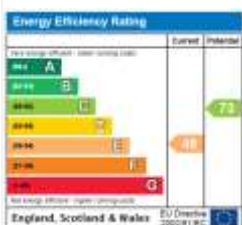
A wonderful opportunity to purchase a detached, single storey bungalow on a wide plot requiring modernisation.

Sinclair Grove is located off Golders Green Road close to its junction with the North Circular Road and is extremely well situated for access to Golders Green, Brent Cross and Hendon.

Currently totalling approximately 1650 sq' (153 sqm) all the accommodation is currently on the ground floor only, thus providing excellent potential (subject to planning) for enlargement on the 1<sup>st</sup> floor. There is also a garage to the side of the house, a void area that has not been built on behind the main reception room (to the left hand boundary) and a wide garden.

Accommodation currently comprises, 3 bedrooms, 2 bathrooms (1 en-suite) and 3 reception rooms. There is also a kitchen/diner.

The property is to be sold with no upper chain and we anticipate a strong level of demand. Viewing is highly recommended.







Sinclair Grove, London, NW11 9JH



APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING GARAGE & OUTBUILDINGS 153.02 SQ M / 1647 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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