

BOYCROFT AVENUE, KINGSBURY, LONDON, NW9
£650,000 FREEHOLD

THREE BEDROOM END OF TERRACE DEVELOPMENT PROJECT

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

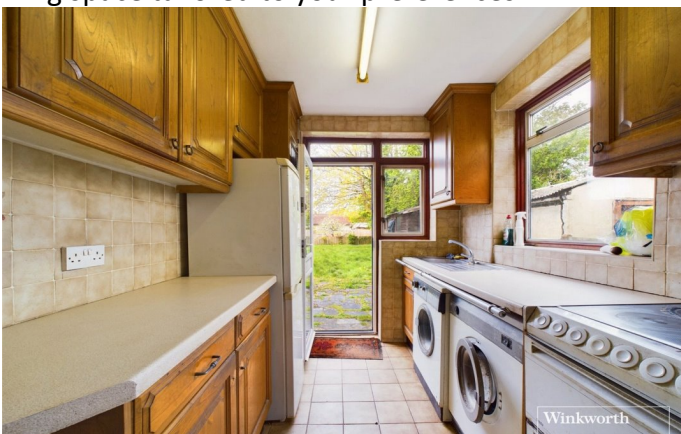


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Nestled within a peaceful, family-friendly residential street, this 1930s built end-of-terrace house makes its appearance on the market for the first time in over 50 years. Presenting a remarkable opportunity for renovation enthusiasts. Offering a canvas for transformation, this property awaits the creative touch of a family or investor seeking to craft their dream home. Awaiting rejuvenation, the interior comprises two reception rooms, a modest kitchen, two double bedrooms, one single bedroom, a bathroom, and a separate W/C. Additionally, a garage and a generous rear garden provide ample space for expansion (STPP) or landscaping projects. Positioned ideally for convenience and tranquillity, this home boasts walkable proximity to Fryent Country Park, inviting residents to enjoy serene natural surroundings. Local amenities, reputable schools, shops, and transportation links are all within walking distance, ensuring everyday necessities are easily accessible. For those commuting to Central London, hassle-free access is guaranteed, while the iconic landmarks of Wembley are a mere ten-minute car journey away. Unlock the full potential of this property with an internal viewing and seize the opportunity to realize your vision for a modern, bespoke living space tailored to your preferences.

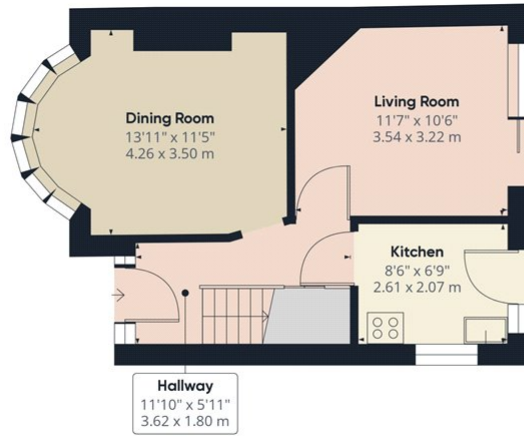


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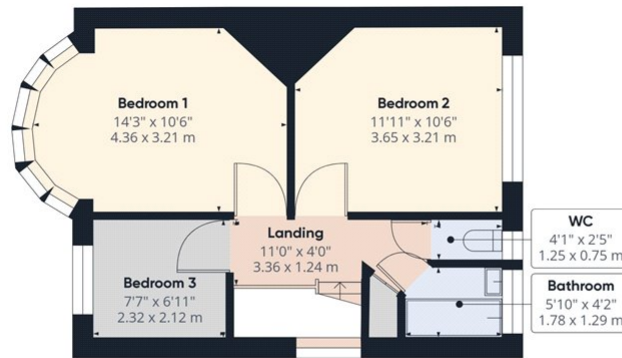
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Ground Floor

Approximate total area⁽¹⁾
791.94 ft²
73.57 m²



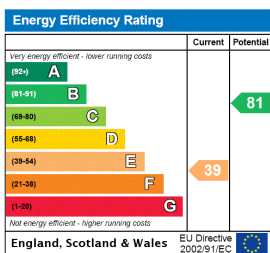
Floor 1

(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.

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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: D

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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