



NIGHTINGALE ROAD, WILLESDEN JUNCTION, LONDON, NW10  
**£999,950 FREEHOLD**

**A LOVELY FOUR BEDROOM, THREE BATHROOM FAMILY HOME, ARRANGED OVER THREE FLOORS WITH SOUTH FACING GARDEN.**

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### **LOCATION:**

Willesden Junction is a great transport hub with Bakerloo and London Overground lines and numerous bus routes. It's just to the north of Old Oak Common, where the HS2 project is bringing major regeneration and the UK's best-connected railway station.

Kensal Green and Kensal Rise are also within easy access for their array of coffee shops, independent shops and gastropubs.



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## DESCRIPTION:

This larger than average property has accommodation arranged over three floors including a fantastic loft conversion housing the fourth bedroom and en-suite bathroom. On the first floor buyers will find three further spacious double bedrooms, one with en-suite, and a three piece family shower room.

The ground floor is opened up to create a bright and airy double reception room with a stunning antique marble fireplace, Ecodesign wood-burning stove, and built-in book shelves. The kitchen is in excellent order with integrated appliances and dining area with bi-fold doors on to the garden. The ground floor also has a guest WC.

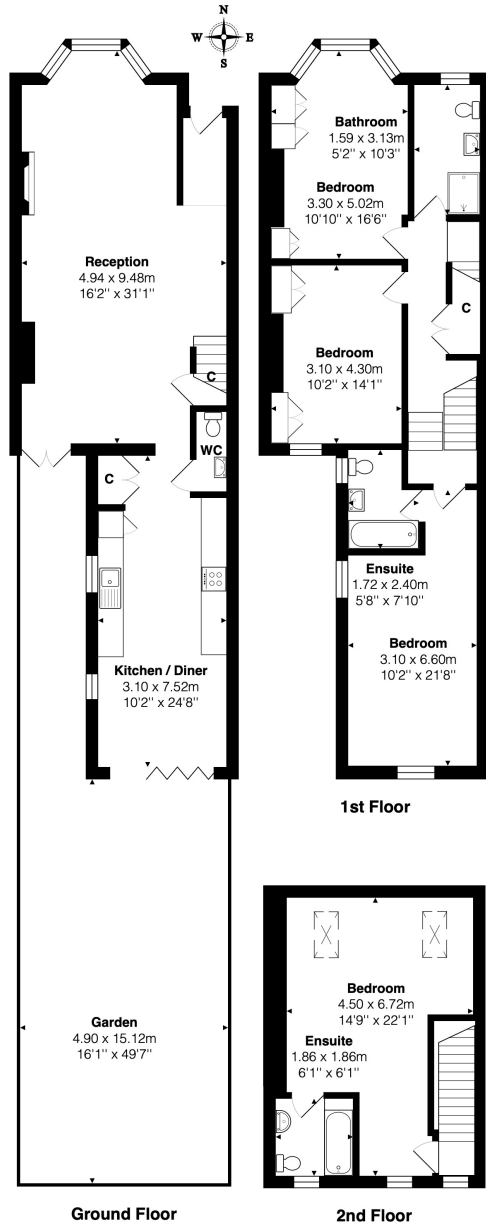
The South facing garden has a sunny, sheltered terrace, ideal for garden furniture, leading down to an astro-turfed section with mature planted borders.

There is further scope to extend on the ground floor (STPP).

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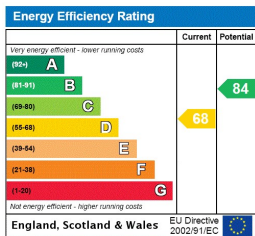
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Total Area: 167.6 m<sup>2</sup> ... 1804 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

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.



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