



ROE LANE, LONDON, NW9  
**OFFERS IN EXCESS OF £480,000 FREEHOLD**

## THREE BEDROOM MID TERRACE HOUSE ROE GREEN VILLAGE

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**DESCRIPTION:** A rarely available property set in the heart of the picturesque 'Roe Green Village' conservation area. This mid terrace house still preserves its original character from 40 years of happy family living. The ground floor boasts two reception rooms, one for versatile use as a third bedroom, and a spacious kitchen leading to a diner. To the first floor there are two double bedrooms and a family bathroom. The charming garden is adorned by mature greenery. The property benefits from being away from the hustle and bustle of normal city living, yet still being within close proximity to local amenities, transport links, places of worship and schools like Kingsbury High School and Roe Green Primary School. A viewing is highly recommended.



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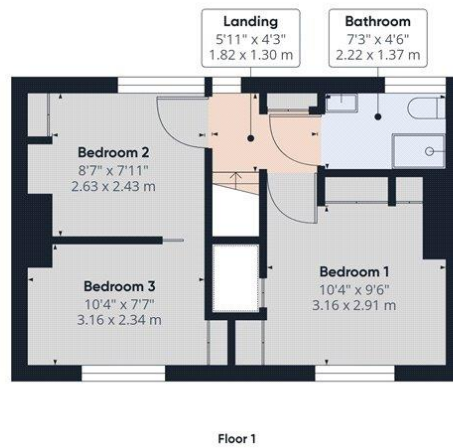
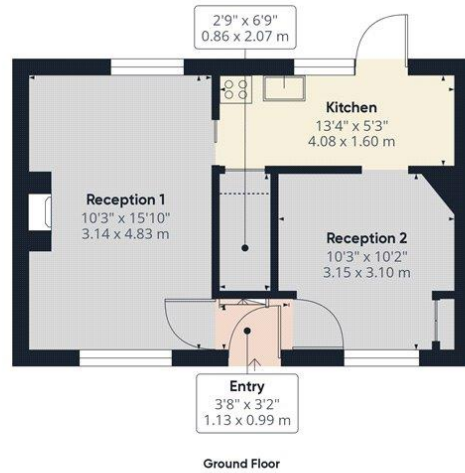
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**Approximate total area<sup>(1)</sup>**  
 694.7 ft<sup>2</sup>  
 64.54 m<sup>2</sup>

**Reduced headroom**  
 14.64 ft<sup>2</sup>  
 1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

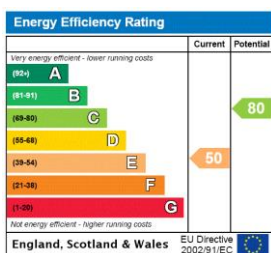
Reduced headroom  
 ..... Below 5 ft/1.5 m

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.

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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 - 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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