

St. Johns Avenue, London NW10

£470,000 Leasehold

Welcome to St Johns Avenue, a beautifully presented two-bedroom home with an incredible private garden measuring an impressive 82 feet. South-west facing, the garden is a true sanctuary, bathed in afternoon and evening sun-perfect for relaxing and entertaining, and with plenty of opportunities for those interested in gardening.

Inside, the home exudes warmth and character, with high ceiling and natural light throughout creating a sense of space. The reception room features a large bay window and a striking fireplace set with handmade hearth tiles as well as a recently fitted wool carpet, built-in cupboards and shelving set into the alcoves. The master bedroom is spacious and retains its original fireplace and ceiling rose. The second bedroom is also a good sized double.

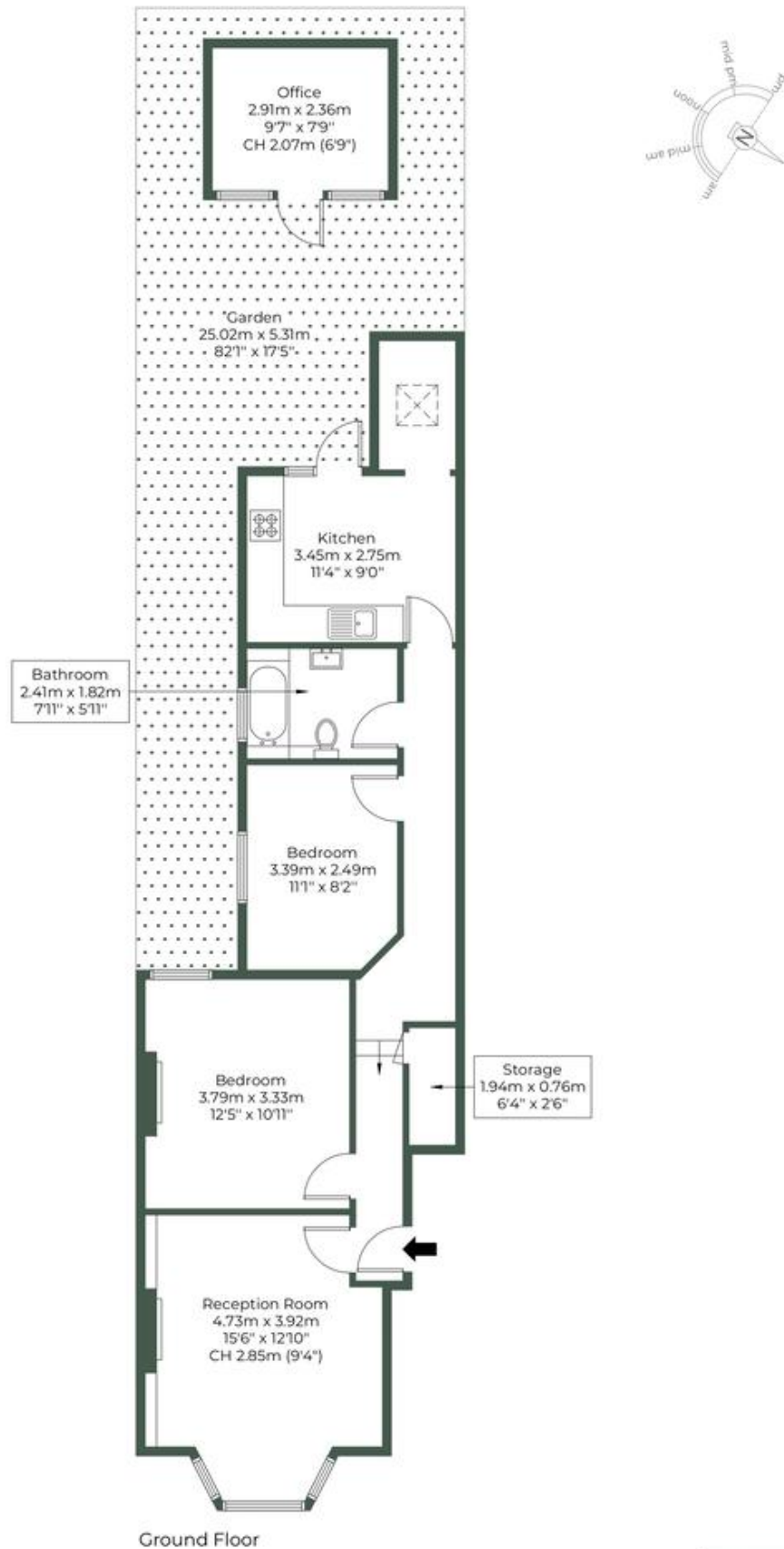
- Period conversion
- Ground floor
- Two bedrooms
- Leasehold
- Excellent condition
- Kitchen diner
- 727 square foot
- Potential to extend (STPP)
- South-west facing garden
- Close to shops and transports

ST. JOHNS AVENUE, NW10 4ED

Approximate Gross Internal Area = 67.5 sq.m / 727 sq.ft

Outbuilding = 6.9 sq.m / 74 sq.ft

Total = 74.4 sq.m / 801 sq.ft



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MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.