



St. Johns Avenue, NW10 £420,000 Leasehold

mile... are pleased to bring to market this great garden apartment for sale in NW10 with bags of potential. Looking for its next owner to restore the property's architectural charm, this great home comprises of a great reception room with bay windows and working fireplace, a fully fitted separate kitchen with garden views, two bedrooms and a three piece family bathroom. There is access from the kitchen and the second bedroom onto a great 64ft (approx.) south facing garden. This great home has the possibility to be extended two ways (STPP) in order to maximise accommodation offer plenty of living and entertaining space. It is also offered with a long lease. St Johns Avenue is ideally positioned close to all the local amenities of Harlesden and is within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk and Leopold schools and Roundwood Park open space are only a few minutes walk from the property. The nearest stations are Harlesden and Willesden Junction (Bakerloo line/Overground).

- Victorian conversion
- Garden apartment
- Two bedroom
- Private garden
- Potential to extend two ways STPP
- South facing garden
- Chain free
- Great location
- Short walk to Roundwood Park
- Close to shops and transport



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.65 sqm / 577.48 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.04 sqm / 538.63 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.01 sqm / 10.87 sqft