



 **5**  
Bedrooms

 **3**  
Bathrooms



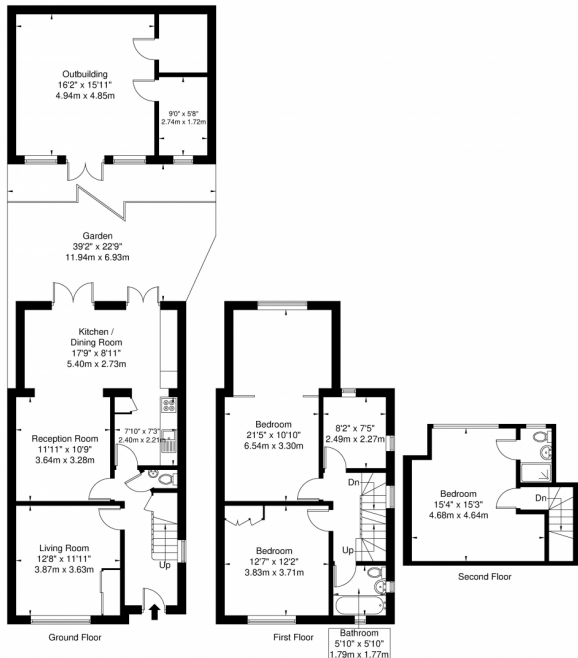
Offered to the market with no further chain and in good condition throughout is this Four/Five Bedroom Semi-Detached Family home. Internally to the ground floor you will find a Formal Lounge/Fifth Bedroom, Guests WC, Family room and large kitchen/diner. To the first floor there is the family bathroom alongside a further three bedrooms, to the top floor is a fantastic master bedroom with the benefit of an En-Suite Shower room. Externally to the front there is off street parking for a number of cars whilst to the rear a good size South/West Facing family garden with a brick-built summer house to the furthest part.

### Iveagh Avenue, NW10 7DL

Approx. Gross Internal Area = 136.4 sq m / 1468 sq ft

Outbuilding = 33.1 sq m / 356 sq ft

Total = 169.5 sq m / 1824 sq ft



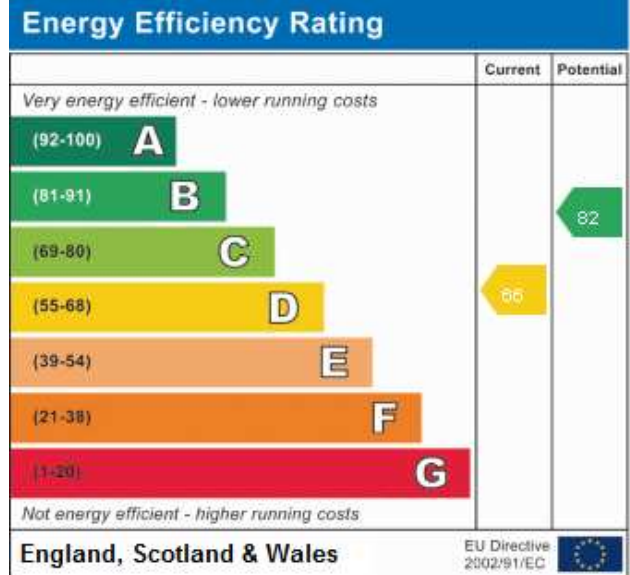
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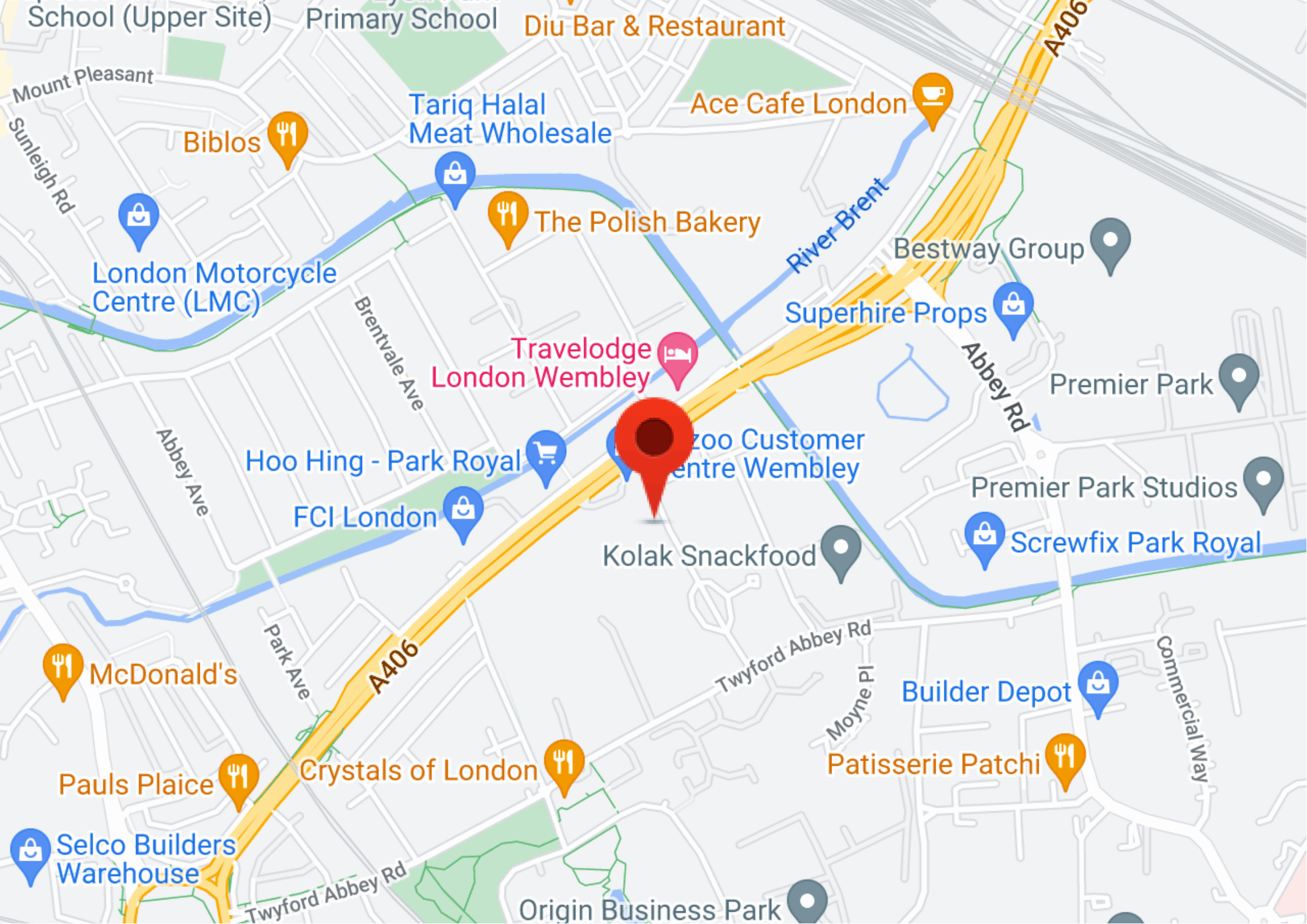
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**BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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School (Upper Site)

Primary School

Diu Bar & Restaurant

Mount Pleasant

Sunleigh Rd

Biblos

Tariq Halal  
Meat Wholesale

Ace Cafe London

London Motorcycle  
Centre (LMC)

The Polish Bakery

River Brent

Bestway Group

Brentvale Ave

Travelodge  
London Wembley

Superhire Props

Abbey Rd

Premier Park

Abbey Ave

Hoo Hing - Park Royal

Zoo Customer  
Centre Wembley

Premier Park Studios

FCI London

Kolak Snackfood

Screwfix Park Royal

McDonald's

Park Ave

A406

Twyford Abbey Rd

Builder Depot

Commercial Way

Pauls Plaice

Crystals of London

Patisserie Patchi

Selco Builders  
Warehouse

Twyford Abbey Rd

Origin Business Park