



Balnacraig Avenue, London, NW10 1TH

Offers In Excess Of £750,000 Freehold



KEY FEATURES:

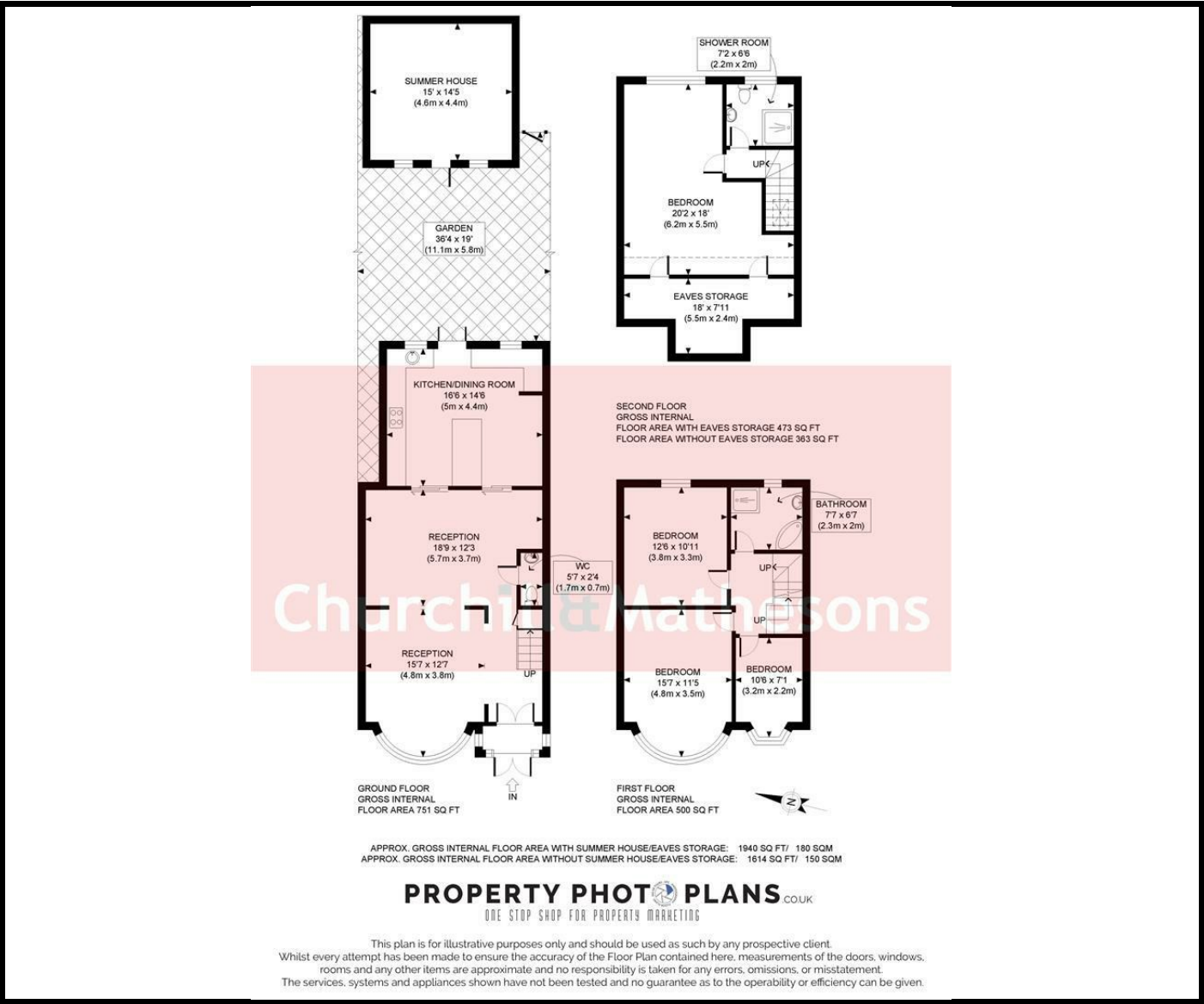
- FREEHOLD
- 1614sqft excl SUMMER HOUSE
- 4 BEDROOMS
- 2.5 BATHROOMS
- 2 RECEPTION ROOMS
- SUMMER HOUSE
- PARKING FOR 3/4 CARS
- PRIVATE GARDEN

MAGNIFICENT 4 BEDROOM FAMILY HOME REDUCED TO SELL!!!

Welcome to Balnacraig Avenue, London - a charming, character filled home that offers the perfect blend of elegance and comfort. This beautiful house boasts 4 bedrooms, ideal for a growing family or those who love to have guests over. With 2 bathrooms and a guest WC downstairs, there will be no more waiting in line during the morning rush. 2 large reception rooms, a 240sqft bespoke kitchen providing ample space for entertaining guests or simply relaxing with your loved ones. The 217sqft summer house is perfect for work from home or a gym.

Located in a desirable area, and off street parking for 3/4 cars. Whether you're looking for a peaceful retreat or a place to host gatherings, this house on Balnacraig Avenue has it all.

YOU OFFER WE NEGOTIATE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.