



## Churchill Road, London NW2

£725,000 Freehold

Situated on the ever-popular Churchill Road, this substantial freehold family home offers 1,087 sq ft of well-proportioned accommodation, with three genuine double bedrooms, a private rear garden, and exciting potential to extend, subject to the usual planning consents. The property enjoys a quiet residential setting while remaining within easy walking distance of both Willesden Green and Dollis Hill Underground stations (Jubilee line), providing fast and convenient access into Central London. The open green spaces of Gladstone Park are also close by, offering cafés, tennis courts, playgrounds and scenic walks, making this an excellent location for families and commuters alike. Offering generous room proportions throughout, this is a home that can be enjoyed immediately while also presenting scope to enlarge and add value over time. A fantastic opportunity to create a long-term family home in one of NW2's most sought-after residential roads.

- **Period home**
- **Three bedrooms**
- **Freehold**
- **Two bathrooms**
- **Quiet Residential Road**
- **Potential to extend (STPP)**
- **1087 sq ft**
- **Blank canvas**
- **Private garden**
- **Close to shops and transports**

# CHURCHILL ROAD, NW2

Approximate Gross Internal Area = 101.00 sq.m / 1087 sq.ft



This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

**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.