

Tennyson Avenue, London, NW9 9JA

Asking Price £789,950

Subject to Contract

- Five bedrooms & three bathrooms
- B-folding doors leading out to landscaped garden
- Off street parking
- Guest W.C
- Granite worktops in kitchen
- Close to all amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

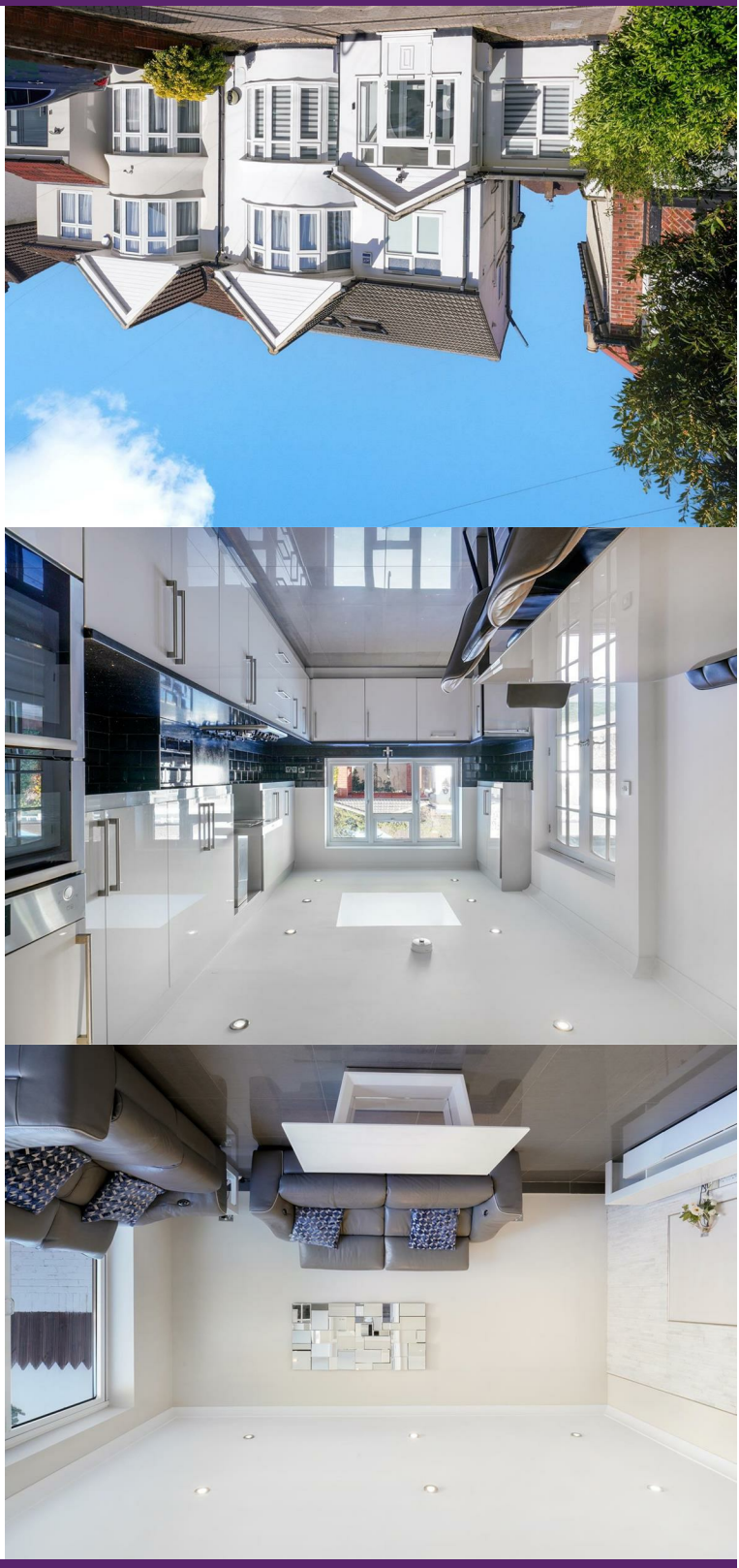
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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## Tennyson Avenue, NW9 9JA

Recently refurbished and extended... semi-detached five bedroomed & three bathroom house offering exceptional contemporary style living space, renovated to a high standard and boasts its own driveway and off-street parking, perfect for entertaining and stylish family life. Located on the highly sought-after Tennyson Avenue in Kingsbury, a short walk from the numerous amenities and train station

The property offers 1730 sq ft of space over three floors enjoying a modern German bespoke fully fitted kitchen with Bosch integrated appliances and granite worktops, spacious living space with bi-folding doors leading to rear garden, complete with lighting, a pergola, and a brick-built store. The front of the property offers block-paved off-street parking for several cars and guest WC on the ground floor. Three bedrooms are located on the first floor, along with a family bathroom. The second floor hosts a further bedroom with its own ensuite shower combined with its own bedrooms benefit from fitted wardrobes.

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Approx Gross Internal Area = 162 sq m / 1743 sq ft  
 Outhouse = 24.51 sq m / 263 sq ft  
 Eaves Storage/ RHH = 6.89 sq m / 74 sq ft  
 Total = 193.4 sq m / 2081 sq ft



= Reduced headroom below 1.5m / 5'0"



Ref: B L E U  
 Copyright 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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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