



Winkworth  
for every step...

## 2 bed terraced house to buy in

Scudamore Lane, Kingsbury, London,  
NW9 9BE

**£399,950** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ PERIOD PROPERTY
- ✓ ROE GREEN VILLAGE
- ✓ CONSERVATION AREA
- ✓ FULL OF POTENTIAL
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £399,550. A charming period property located within the highly sought-after Roe Green Village Conservation Area, having been lovingly occupied by the same family for over 50 years. Set back from the road, the property benefits from lawned gardens to both the front and rear, creating a pleasant, peaceful setting. This two-bedroom mid-terrace house has retained much of its original character and charm over the years while offering excellent potential for a new owner to make it their own. This represents an exceptional opportunity to acquire a characterful London home, complemented by well-designed outdoor space, all within easy reach of the Jubilee Line, amenities, and well-regarded local schools.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £399,950

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

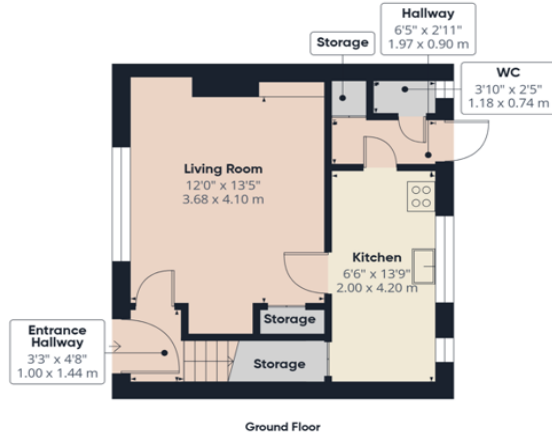
Water meter: No

Sewerage: Standard UK domestic

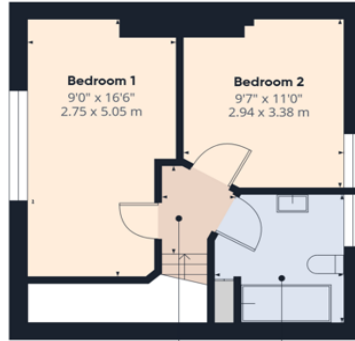
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
673 ft<sup>2</sup>  
62.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 75        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   | 31                      |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Scudamore Lane, Kingsbury, London, NW9 9BE

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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