



LB

Loporto Browne

— RESIDENTIAL —

Churchill Road, NW2
Guide Price £750,000

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- GUIDE PRICE: £750,000 TO £800,000
- Period features with 2.8m high ceilings
- Quiet tree lined street
- Downstairs WC
- Close to amenities
- 3 double bed, 2 reception freehold house
- Spacious eat in kitchen/dining
- Good sized private garden
- Good transport links
- Oli and Liana are delighted to be instructed to sell this lovely house



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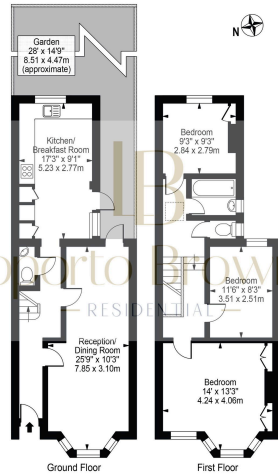
This beautifully presented Victorian terraced home offers a rare opportunity to own a charming 3-bedroom home with the potential to extend further as your needs grow.

Upon entering, the double reception room is complete with a quintessentially Victorian bay window, a ceiling rose, and picture rails. The rear section of this space is ideal for a cosy home library, study or playroom. There is also a downstairs loo on this floor.

To the rear of the house, the large kitchen is in excellent condition with the added opportunity to create a side return subject to planning permission. This would transform the area into a bright, open-plan kitchen-diner, flooded with natural morning sunshine thanks to its south easterly orientation.



Churchill Road
Approx. Gross Internal Area 992 Sq Ft - 92.13 Sq M



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general guide for guidance only and does not constitute an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, valuation, enquiries and full survey as to the correctness of each statement. Any errors, measurements or dimensions quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	