









# 65 Fryent Way, London, NW9 9NU

## £3,895 Per Month

Discover this exceptional 5-bedroom 3-bathroom semi-detached home on Fryent Way, thoughtfully designed to offer the perfect blend of space, style, and convenience. Spread over two floors, this spacious property is ideal for comfortable family living.

As you step inside, you're welcomed by a generous reception room, perfect for relaxing with family or entertaining guests. The modern, fully fitted kitchen is a chef's delight, equipped with high-quality appliances and ample storage space. Adjacent to the kitchen, a dedicated utility area adds convenience to your daily routines. The separate dining room offers an elegant setting for family meals and special occasions.

The ground floor also features a versatile bedroom and a sleek shower room, making it ideal for guests or as an office space.

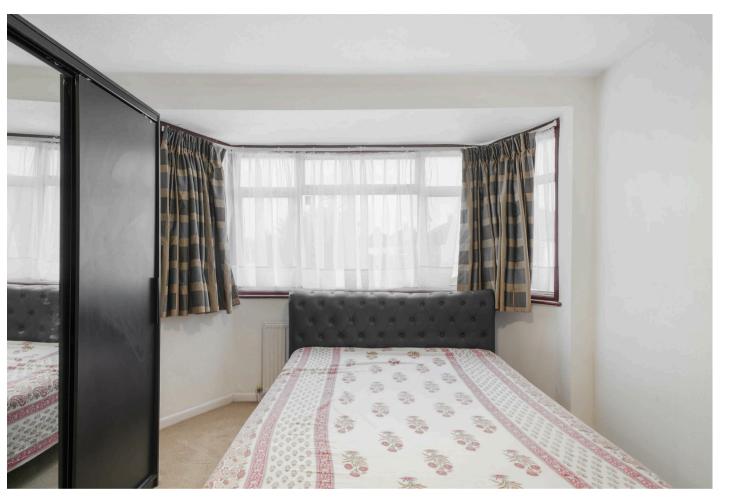
Upstairs, you'll find four well-proportioned bedrooms. The master bedroom includes a luxurious en suite, providing a private retreat. An additional family bathroom and an extra WC adds further convenience.

Outside, the property features a spacious rear garden, perfect for outdoor activities and relaxation. A well-sized outhouse offers additional versatile space, ideal for use as a home office, gym, or storage. A large porch offers additional outdoor space, while the private driveway, with room for up to three cars, enhances the convenience of this home.

Location is key, and this property doesn't disappoint. Situated just a 9-minute walk from Kingsbury Station, you'll enjoy excellent transport links. Additionally, the home is within walking distance of various grocery shops and gyms in Kingsbury, making daily errands and fitness routines effortlessly convenient.

Available immediately, this stunning property is ready to welcome its next residents. Book your viewing today and experience the comfort, space, and elegance this home has to offer.

Council Tax Band - F EPC Rating - C







#### Floor Plans A

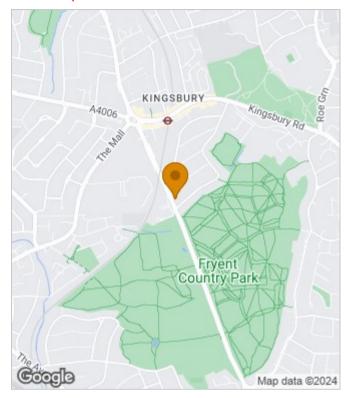
## Fryent Way, NW9 9NU

Approx Gross Internal Area = 134.86 sq m / 1451 sq ft Garden = 99.86 sq m / 1074 sq ft Porch = 30.75 sq m / 330 sq ft Total = 265.47 sq m / 2857 sq ft

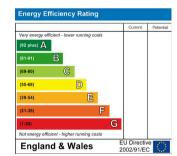


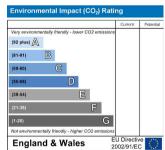
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

#### Area Map



### **Energy Performance Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.