



**BENJAMIN  
STEVENS.**  
estate agents



## 3 Wakemans Hill Avenue, London, NW9 0TA

**£3,250 PCM**

Nestled in the desirable area of Wakemans Hill Avenue, London, this charming terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,195 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home or a spacious retreat for those who appreciate room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the modern fitted kitchen, which comes complete with integrated appliances, ensuring that cooking and meal preparation are both efficient and enjoyable.

The property features two bathrooms, providing ample facilities for busy mornings and family life. Outside, you will find a private rear garden, a delightful space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, off-street parking is available on the driveway, offering convenience and peace of mind in this bustling city.

This home is not just a place to live; it is a sanctuary that combines practicality with style. With its generous living space and modern amenities. Do not miss the opportunity to make this wonderful property your own.

**Front**



**Bedroom 4**



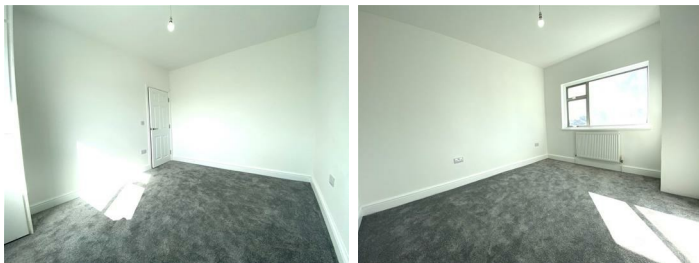
**Bedroom 1**



**Bedroom 5**



**Bedroom 2**



**Kitchen**



**Bedroom 3**



## Living Room



## Bathroom



## Garden



## Storage



# Floor Plan



Ground Floor

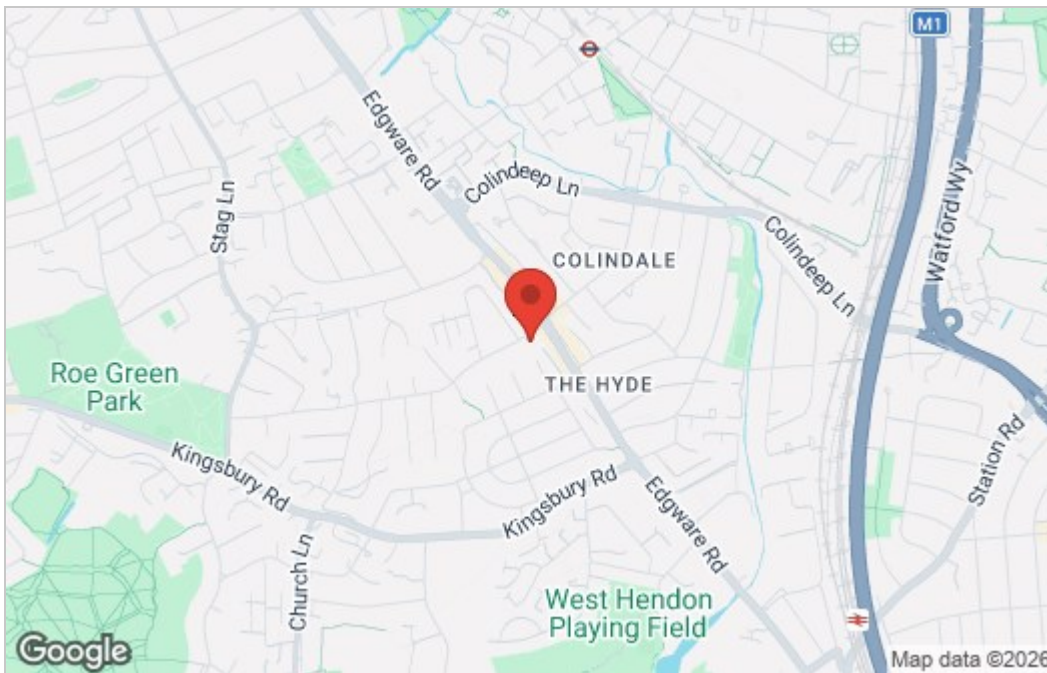


Floor 1

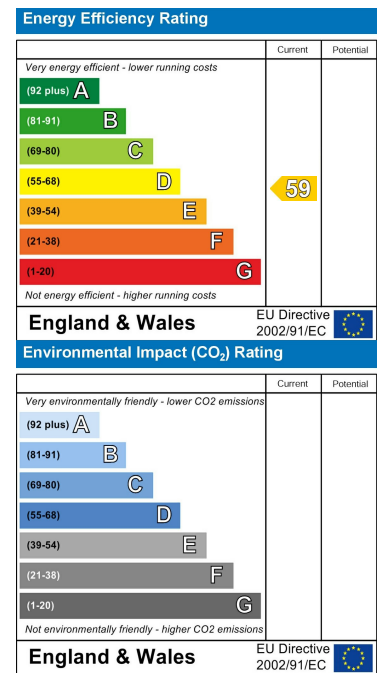


Floor 2

# Area Map



# Energy Efficiency Graph



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