

WEST ELLA ROAD, HARLESDEN, LONDON, NW10 9PT



EPC Rating: D

We are delighted to bring to the market this lovely centre terrace Victorian built house offering a wealth of original features including internal doors, fireplaces, ceiling mouldings, etc., and this property would offer a potential buyer an ideal opportunity to buy a spacious house which they can develop to their own taste.

The property is situated in this residential crescent off Church Road close to local shops and bus services at Craven Park with more extensive shopping facilities being available at Harlesden High Street within half a mile approximately. Benefits include:-

- Part gas central heating
- Chain free sale
- 3 Bedrooms
- 3 Reception Rooms
- Period features
- The nearest Station is Harlesden (Bakerloo Line)
- Gross internal floor area of 1,259 sq ft (117 sq m) approximately

PRICE: £675,000.....FREEHOLD

WEST ELLA ROAD, HARLESDEN, LONDON, NW10 9PT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 14'4" x 12'6" (4.36m x 3.80). Double glazed bay window. Ceiling cornice. Feature fireplace.

Dining Room (rear): 12'0" x 10'2" (3.67m x 3.11m). Feature fireplace. Built-in original cupboard. Door to rear garden. Door to:

Kitchen (rear): 7'10" x 7'3" (2.40m x 2.21m). Sink unit. Wall mounted gas boiler. Door to garden.

Reception Room (rear): 13'7" x 11'1" (4.14m x 3.38m). Double glazed French doors to rear garden.

First Floor:

Bedroom 1 (front): 16'1" x 15'5" (4.91m x 4.40m). Double glazed bay window. Feature fireplace. Ceiling cornice.

Bedroom 2 (middle): 12'0" x 10'3" (3.67m x 3.12m). Feature fireplace. Double glazed window. Built-in cupboard and wardrobes to opposite walls.

Bedroom 3 (rear) (currently arranged as a kitchen): 11'5" x 11'1" (3.48m x 3.38m). Window overlooking rear garden.

Bathroom/WC: 6'8" x 4'5" (2.04m x 1.35m). Panelled bath and wash hand basin.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden being mainly lawn.

Council Tax: Band E.

PRICE: £675,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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APPROX. GROSS INTERNAL FLOOR AREA 1259.37 SQ. FT / 117.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".