

WEST ELLA ROAD, HARLESDEN, LONDON, NW10 9PU



EPC Rating: D

Only an internal viewing will allow a potential buyer the opportunity of appreciating and understanding this most amazing beautifully presented extended terrace period house which could be put to so many uses.

The house is loosely arranged as two flats, the upper flat being a duplex apartment and the lower flat being a two bedroom apartment, however the house is currently used as a family home. Benefits include:-

- Gas central heating with part underfloor central heating
- Two loft conversions, the rear loft conversion providing a duplex area of two rooms and ensuite shower room/WC and the front loft area comprising a spacious main bedroom with ensuite shower room/WC
- Spacious Kitchen/Diner incorporating side return extension providing a fabulous room with bi-folding doors to rear garden
- Five bathrooms
- Six bedrooms to upper floors
- Ready to move into property
- Gross internal floor area of 2,310 sq ft (215 sq m) approximately
- The property is situated close to the junction with Craven Park in a central position and being within a 10 to 15 minutes walk of Harlesden (Bakerloo Line) Station
- Roundwood Park is close by
- Extensive shopping facilities can be found in Harlesden (within a few hundred yards)

PRICE: £899,950.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in cupboards. Door to light well.

Room (front): 14'7" x 12'2" (4.45m x 3.71m). Double glazed bay window. Wood flooring.

Room (currently arranged as a bedroom): 11'5" x 10'4" (3.48m x 3.14m). Double glazed window. Built-in wardrobes.

Shower Room/WC: Shower cubicle, wash hand basin and low level WC with concealed cistern. Fully tiled walls and flooring.

Bathroom/WC: 8'11" x 7'3" (2.71m x 2.20m). Victorian free standing bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap. Low level WC. Ceramic tiling to floor and walls. Downlights to ceiling. Heated towel rail.

Kitchen/Diner (rear): 20'11" x 15'5" (6.38m x 4.70m). A spacious room with underfloor heating and Velux windows to side return ceiling and bi-folding doors to rear garden. We understand the rear elevation has external insulation. Centre island unit with storage space below and integrated dishwasher. There is a full range of built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds.

First Floor:

Bedroom 1 (front): 16'1" x 14'7" (4.91m x 4.45m). Double glazed bay window. Built-in wardrobes.

Kitchen (which can easily be removed to revert to a bedroom): 11'5" x 10'4" (3.48m x 3.14m). Built-in ceramic hob with oven below and extractor hood above hob. Fitted matching wall cupboards and base cabinets with worktops above.

Bathroom/WC: 8'1" x 5'7" (2.47m x 1.70m). Tiled flooring. Panelled bath with mixer tap, shower attachment and shower screen. Vanity wash hand basin with mixer tap. Low level WC. Downlights to ceiling. Double glazed window. Heated towel rail. Fully tiled walls and tiled floor with underfloor heating.

Bedroom: 13'3" x 11'7" (4.04m x 3.52m). Built-in wardrobe. With double aspect rear window. Door to:

Ensuite Shower Room/WC: With shower cubicle, low level WC and wash hand basin. Ceramic tiling to floor and walls.

Second Floor (rear):

Loft Room (rear): 11'5" x 10'6" (3.47m x 3.20m). Double glazed window. Built-in wardrobe.

Staircase from landing to Second Floor:

Bedroom (front): 17'2" x 12'8" (5.23m x 3.86m). With built-in wardrobes and double glazed Velux windows to front elevation.

Ensuite Shower Room/WC: 8'9" x 5'3" (2.67m x 1.60m). Shower cubicle. Low level WC with concealed cistern. Circular bowl wash hand basin with mixer tap. Ceramic tiled flooring and walls. Heated towel rail.

Bedroom (rear): 12'0" x 11'6" (3.66m x 3.50m). Rear Aspect window.

External Features: Front and rear gardens, the rear garden with decking area and gravel.

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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.

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



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LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 2310.04 SQ. FT / 214.61 SQ. M

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