

## WENDOVER ROAD, LONDON, NW10 4RX



EPC Rating:

A rare opportunity to purchase a spacious and original split level, two storey centre terrace Victorian built house offering accommodation for a larger family or for investment and situated in the centre of Harlesden and therefore within a few yards of local shops and bus services at Harlesden High Street with the nearest Station being Harlesden (Bakerloo Line).

- Three bedrooms
- Two reception rooms
- Two bathrooms
- Close to local shops
- Gas central heating
- Double glazed windows
- Lots of potential
- Gross internal floor area of 1,217 sq ft (113 sq m) approximately

**PRICE: ..... £890,000.....FREEHOLD**

**WENDOVER ROVER, LONDON, NW10 4RX (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Wood flooring. Understands cupboard.

**Lounge (front):** 14'3" x 12'8" (4.35m x 3.87m). Wood flooring. Double glazed bay window. Feature fireplace.

**Dining Room (rear):** 12'11" x 10'10" (3.93m x 3.30m). Wood flooring. Feature fireplace. Double glazed window to rear.

**Kitchen:** 13'5" x 10'8" (4.09m x 3.26m). Tiled floor and partly tiled walls. Double glazed window. Fitted wall and base cupboards. Door to garden. Gas hob. Extractor hood above hob. Free standing double oven. Door leading to:-

**Bathroom/WC:** 6'3" x 5'6" (1.91m x 1.68m). Fully tiled bathroom. Panelled bath with mixer tap and shower. Pedestal wash hand basin. Door to separate WC. Fully tiled. Double glazed window to side.

**First Floor:**

**Bedroom 1 (front):** 16'8" x 12'0" (5.09m x 3.65m). Double glazed window. Built-in storage cupboard.

**Bedroom 2 (middle):** 12'6" x 10'10" (3.80m x 3.30m). Double glazed window. Wood flooring. Feature fireplace.

**Bedroom 3 (rear):** 10'8" x 7'0" (3.26m x 2.13m). Double glazed window. Built-in storage cupboard with hot water tank. Wood flooring.

**Bathroom/WC:** 8'11" x 6'11" (2.72m x 2.12m). Fully tiled walls and floor. Walk-in shower cubicle. Low flush WC. Wash hand basin with vanity unit. Double glazed window to side. Heated towel rail.

**External Features:** Front garden. Rear courtyard garden having a southerly aspect.

**PRICE: £890,000 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.

**WENDOVER ROAD, LONDON, NW10 4RX (CONTINUED)**



**WENDOVER ROAD, LONDON, NW10 4RX (CONTINUED)****WENDOVER ROAD  
LONDON NW10****GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1216.96 SQ. FT / 113.06 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".