

WEST ELLA ROAD, HARLESDEN, LONDON, NW10 9PT



EPC Rating: D

Presenting for sale this three bedroom terraced house located in this popular residential road. Benefits include:-

- Gas central heating
- Double glazed windows
- Three double bedrooms
- Two reception rooms
- Two bathrooms (one to ground floor)
- Guest cloakroom
- Large Storage room to rear and side
- Gross internal floor area (including store room) of 1,540 sq ft (143 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:Offers in excess of £560,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Built-in cupboard.

Reception Room (front): 14'6" x 13'5" (4.41m x 4.08m). Double glazed bay window.

Dining Room (rear): 12'1" x 11'7" (3.68m x 3.54m). Double glazed window.

Guest Cloakroom: Low level WC and wash hand basin. Window to side.

Kitchen: 12'6" x 9'9" (3.82m x 2.97m). Wall mounted boiler. Built-in wall and base cupboards with work surfaces above. Plumbing for washing machine. Double drainer sink unit with mixer tap. Double glazed window to rear. Built-in gas hob

Wet Room/WC: 7'1" x 3'1" (2.16m x 0.94m). Walk-in shower. Low level WC. Door to:

Large Store Room: 27'1" x 13'10" (8.26m x 4.21m).

First Floor:

Split Level Landing: Two built-in storage cupboards.

Bedroom 1 (front): 17'3" x 14'6" (5.27m x 4.42m). Double glazed bay window. Feature fireplace.

Bedroom 2 (middle): 12'1" x 11'7" (3.68m x 3.54m). Double glazed window.

Bathroom/WC: 6'0" x 5'7" (1.84m x 1.70m). Panelled bath with mixer tap, shower attachment and shower screen. Vanity wash hand basin with mixer tap. Low level WC.

Bedroom 3 (rear): 12'8" x 11'1" (3.85m x 3.37m). Double glazed window.

External Features: Front and rear gardens, the rear garden having an easterly aspect with patio.

Council Tax: Band E.

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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.

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**GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1324.28 SQ. FT / 123.03 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORE ROOM 1540.10 SQ. FT / 143.08 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".