



## Wrotesley Road, Kensal Rise. NW10

- 1 Double bedroom
- First Floor Flat
- South Facing Reception
- Long Lease
- New Roof



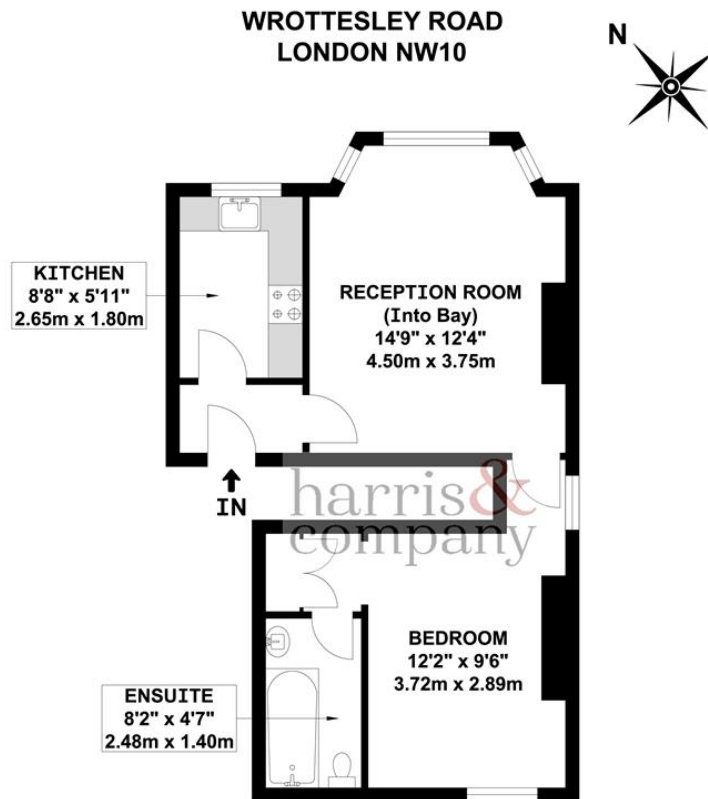


## PROPERTY DESCRIPTION

A delightful one double bedroom first-floor flat, converted from an end-of-terrace period house. Well presented and full of character, the property features a bright south-facing reception room with stripped wood flooring and a period fireplace, creating a warm and inviting atmosphere. The flat also benefits from a new roof, a long lease, and is offered to the market chain-free. Early viewing is highly recommended to fully appreciate this charming home.

Location: Situated on Wrotesley Road at the junction with Ridley Road, offers good access to King Edwards Park and Elm Wood Tennis Courts. Good proximity to vibrant Chamberlayne Road with its variety of eateries, boutiques shops and transport facilities. Nearest station is at Willesden Junction tube/BR (Bakerloo line).





**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 435.07 SQ. FT / 40.42 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".

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC