



5 Bedroom
Wren Avenue, NW2

 **Portland**
Trusted, every step of the way

Asking Price £1,500,000
Freehold

A wonderful Semi-Detached Family home spanning nearly 2500sqft close to Gladstone Park.

Wren Avenue is a quiet residential street, tucked away by Gladstone Park. This excellent family home has been extended throughout, and offers excellent space throughout. Buyers can expect to find a large hallway, knocked through reception and dining room, fully fitted kitchen and conservatory onto a 38ft private garden. Upstairs are 5 bedrooms, one with ensuite split over two floors, there is also a family bathroom.

To the side, is a garage perfect for storage and also an abundance of off street parking available at the front.

This property is offered in fair condition, allowing someone to add their own personal stamp and tastes to the bones of a cracking freehold house. There is no onward chain.

Wren Avenue is a popular residential tree lined road with an abundance of amenities on its doorstep. Cricklewood Library & Cafe is a stones throw away, as well as both Cricklewood Thames Link & Willesden Green Underground Stations are a short walk from the property.

- Semi Detached Family Home
- 38ft Private Garden
- Nearly 2500sqft of Internal Accomodation
- Secure Gated Off Street Parking
- Moments Walk From Gladstone Park
- Chain Free
- Five Bedrooms
- Bright Conservatory
- Outbuildings & Garage
- Close To Willesden Green and Cricklewood Stations

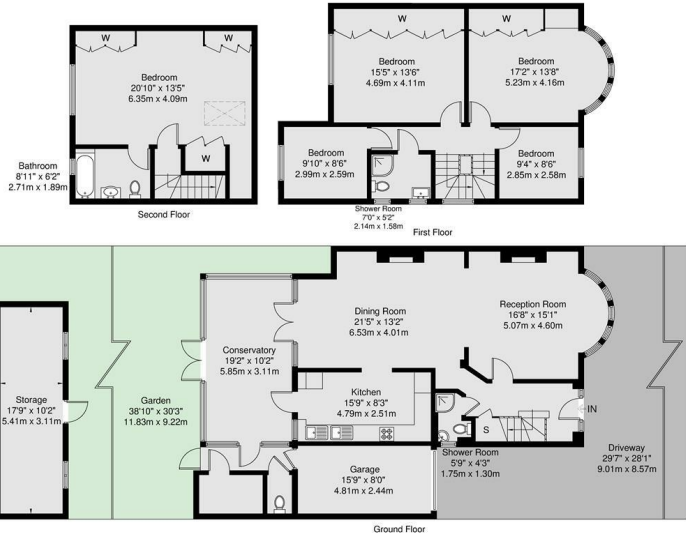




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GROSS INTERNAL AREA
229.3 sq m / 2468 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property.
229.3 sq m / 2468 sq ft
- TOTAL STORAGE SPACE
Storage and warehouse total area.
9.5 sq m / 102 sq ft
- EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
225.6 sq m / 2428 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m.
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.