



5 Bedroom  
West Ella Road, NW10

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

£850,000  
Freehold

Spanning a gargantuan 2100sqft is a charming terrace home in the heart of NW10.

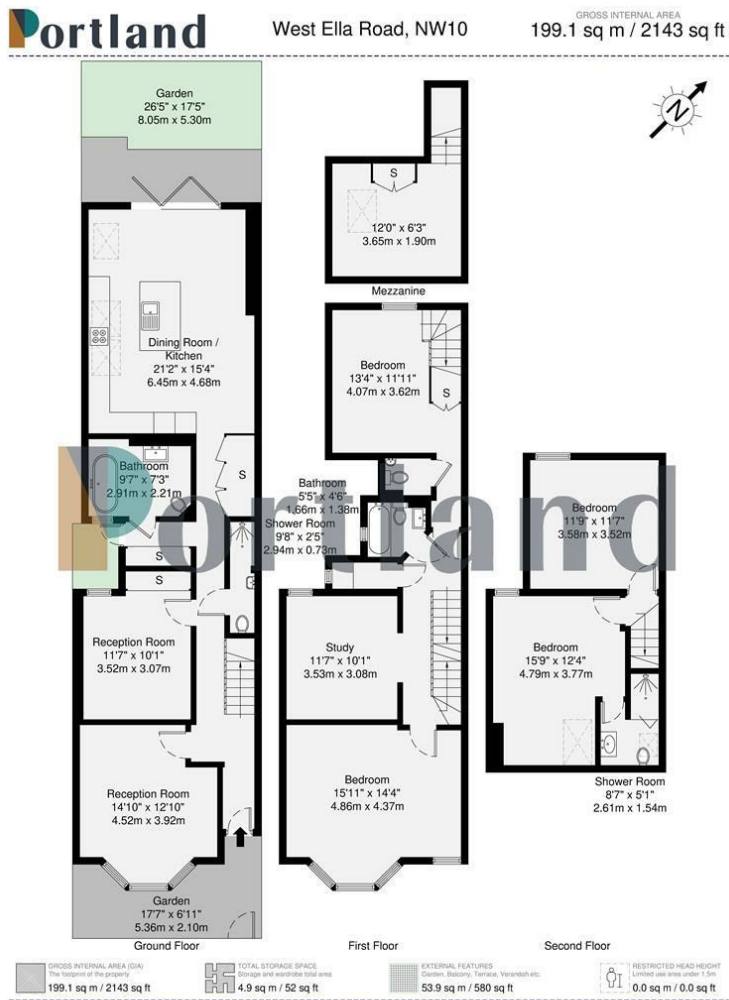
West Ella Road is a residential spot lined with Victorian homes. This property boasts a huge amount of space, and buyers can expect to find on the ground floor, two large reception rooms, a bathroom and a 6.75m long kitchen diner with doors onto the private garden. Upstairs is a family bathroom, separate w/c, and three large bedrooms – one of which has a mezzanine office/play area. On the top floor are a large double bedroom with eaves storage and wet room en-suite, as well as a second double room.

West Ella Road is tucked away behind Church Road and offers excellent access to the North Circular Road along with Harlesden Station (Bakerloo & Overground). The rolling green space of the ever popular Roundwood Park is also close by.

- 5 Bedroom Freehold House
- 3 Bathrooms
- Victorian terraced property on a quiet residential road
- Excellent Proportions
- Over 2100 square foot of space
- Private garden
- Chain free
- Long lasting family home
- Close to Harlesden Station
- Brilliant access to the North Circular







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk

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.