



5 Bedroom  
West Ella Road, NW10

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

£800,000  
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







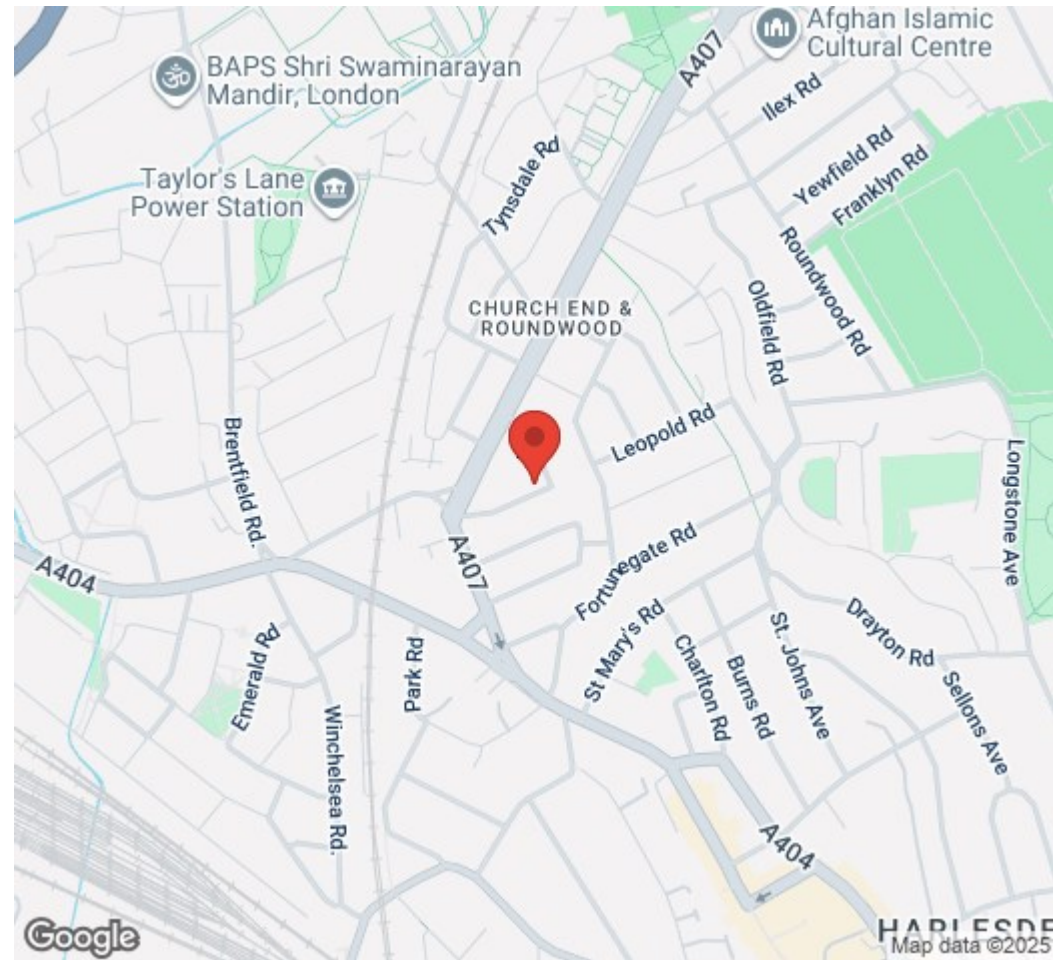
GROSS INTERNAL AREA (GIA)  
199.1 sq m / 2143 sq ft

TOTAL STORAGE SPACE  
Storage and available total area  
4.9 sq m / 52 sq ft

EXTERNAL FEATURES  
Gardens, Balcony, Terrace, Verandah etc.  
53.9 sq m / 580 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	83

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