



5 Bedroom
Sellons Avenue, NW10

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

£800,000
Freehold

Requiring renovation is an impressive semi-detached home spanning a total of 1846sqft

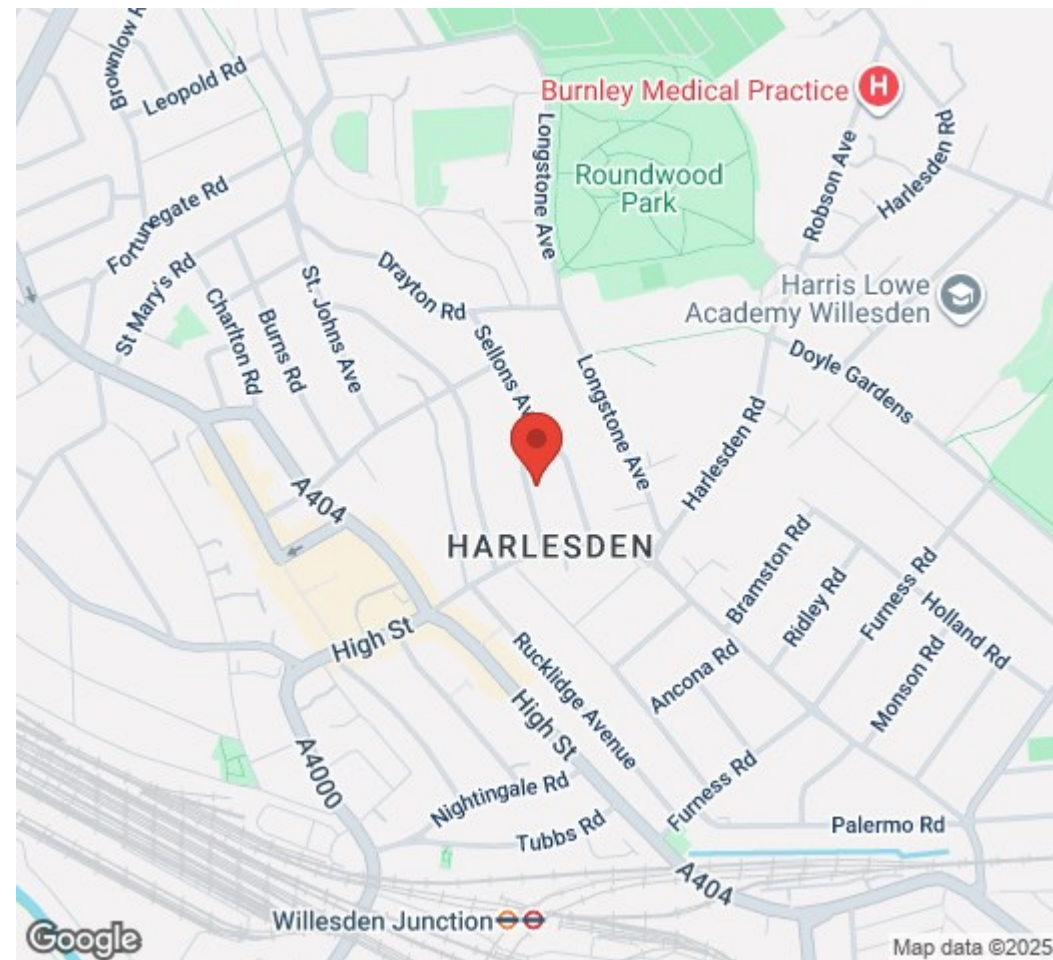
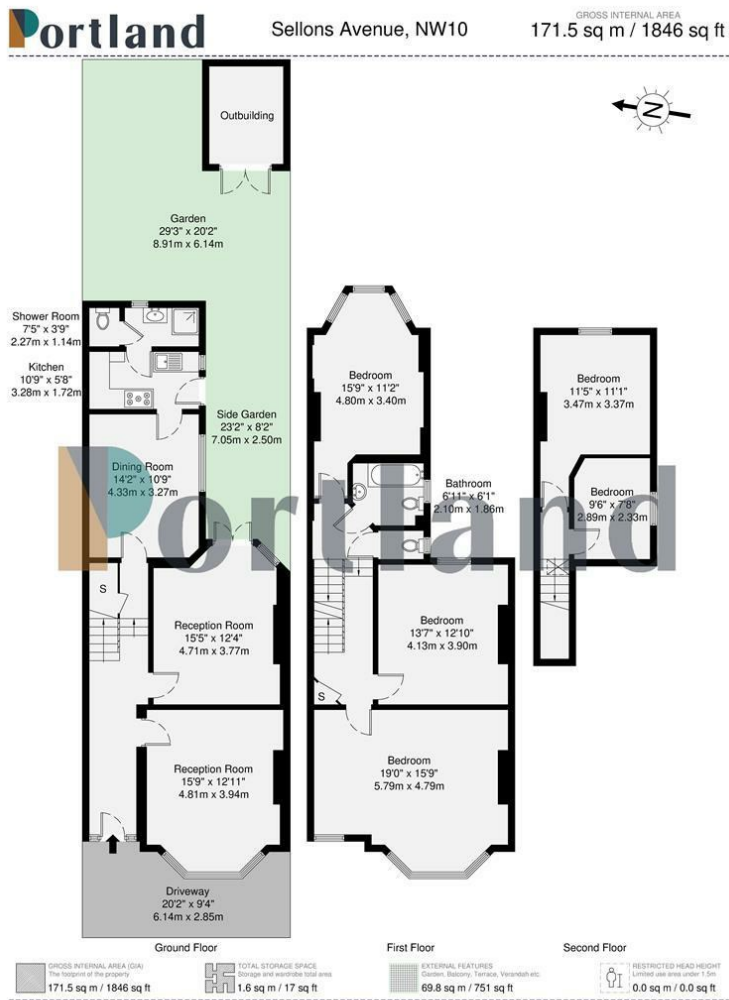
Sellons Avenue is one of the most desired roads for home owners in Harlesden. The treelined street framed with charming Victorian architecture offers excellent access to the High Street as well as the ever popular and award winning Roudwood Park. Properties on this road also offer much larger square footage and grander proportions than neighbouring streets – not forgetting it's 30ft private garden.

This property will appeal to developers and home owners looking to create something special. The whole property requires renovation and there is scope to extend the property even further subject to the regular consents.

- Five bedroom freehold house
- Semi-detached
- 30ft Private garden
- Renovation required
- Vacant possession
- Excellent ceiling height
- Nearly 1900 square foot of accomadation
- Residents on street parking available
- Close to Roundwood Park
- Potential to extend further subject to necessary consents







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 (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.