



**Wrentham Avenue, NW10**



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1906.00  
sq ft



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FOR SALE is this architecturally attractive Victorian terraced property, presently offering 1906 sqft of internal living accommodation. Occupying a commanding position on a sought-after road in Queen's Park, the property presents an exceptional opportunity to completely reimagine and redevelop a sizeable family home in an enviable location.

At present, the property has a compartmentalised layout. An opportunity exists to create a more pragmatic and spacious arrangement that better utilises the available square footage. Furthermore, the side-return could be extended (STPP) to enable the creation of a truly spectacular open-plan entertainment space at the rear. The First Floor offers three bedrooms, one bathroom and a kitchen at the rear. There would be provision to extend into the loft (STPP).

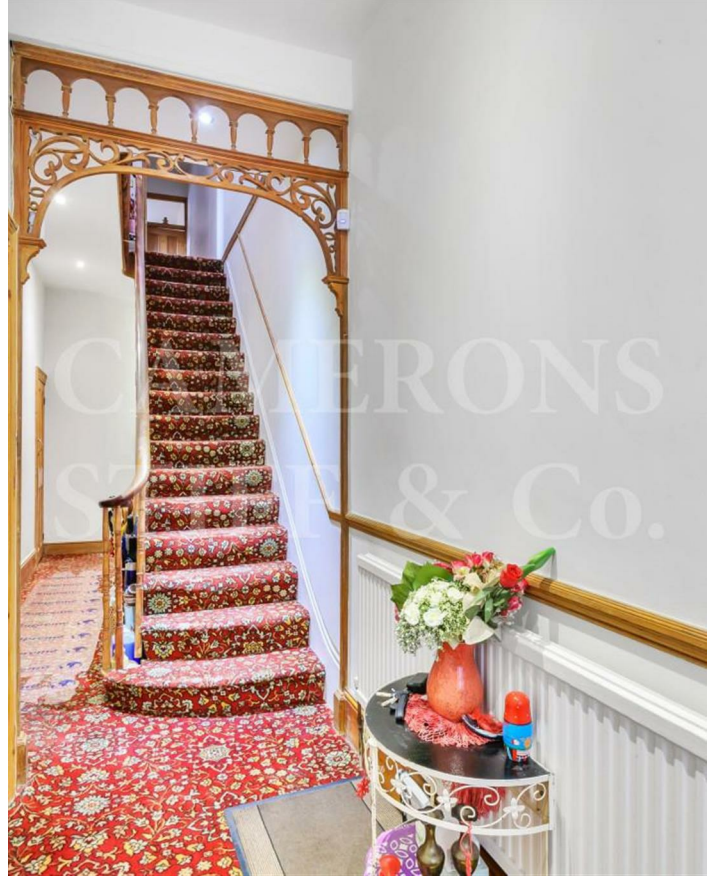
Wrentham Avenue is a sought-after residential street equidistant from both Queen's Park and Kensal Rise, meaning the purchasers would enjoy the varied amenities of both being moments away. Local transport links include Kensal Rise (Overground) and Queen's Park (Bakerloo).

- A substantial Victorian terraced property.
- Presently offers 1906 sqft of living space.
- Scope to develop the side-return and loft (STPP).
- Opportunity to reimagine a prime Queen's Park house.
- Expansive 66ft rear garden.
- Council Tax (Brent) F - Freehold

**£2,125,000 Freehold**

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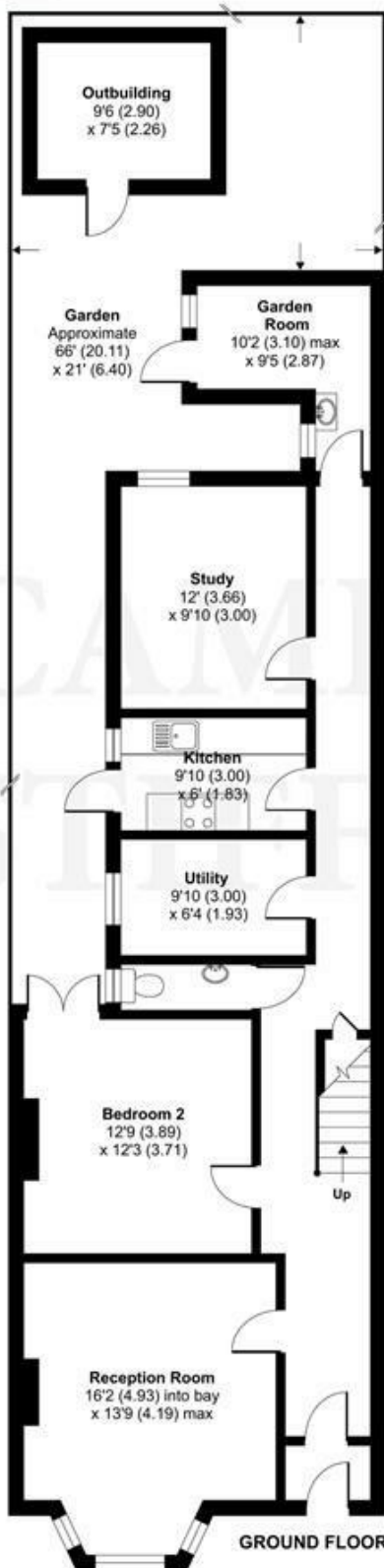
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# Wrentham Avenue, London, NW10

Approximate Area = 1906 sq ft / 177 sq m  
 Outbuilding = 71 sq ft / 6.5 sq m  
 Total = 1977 sq ft / 183.6 sq m  
 For identification only - Not to scale



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		65	76
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Camerons Stiff & Co. REF: 878411

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