

# CAMERONS STIFF & Co.

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Springwell Avenue, NW10



5



2



4



2197.00  
sq ft



E

We are delighted to bring to market For Sale a impressive period terraced house spanning 2,197 sq ft. This remarkable property has undergone extensive refurbishment, from top to bottom. While the transformation has seen the installation of new windows, plastering, a rewired and replumbed interior, it remains unfinished, awaiting your personal touch.

The ground floor comprises of a double reception room, kitchen/breakfast room leading to the garden patio, and a WC.

Boasting five generously sized bedrooms and four bathrooms, this property offers a versatile canvas for customization, though it's worth noting that some of the bathrooms are yet to be installed.

A notable feature of this property is its 30-foot garden, which is southwest facing. This outdoor space holds endless potential for landscaping and relaxation.

Location-wise, this residence is nestled in the sought-after Harlesden post code, a tranquil and well-connected part of NW10. Families will appreciate its proximity to Maple Walk school, while commuters will find ease in reaching Willesden Junction (Bakerloo - Zone & Overground) station for seamless travel.

**£1,100,000 Freehold**

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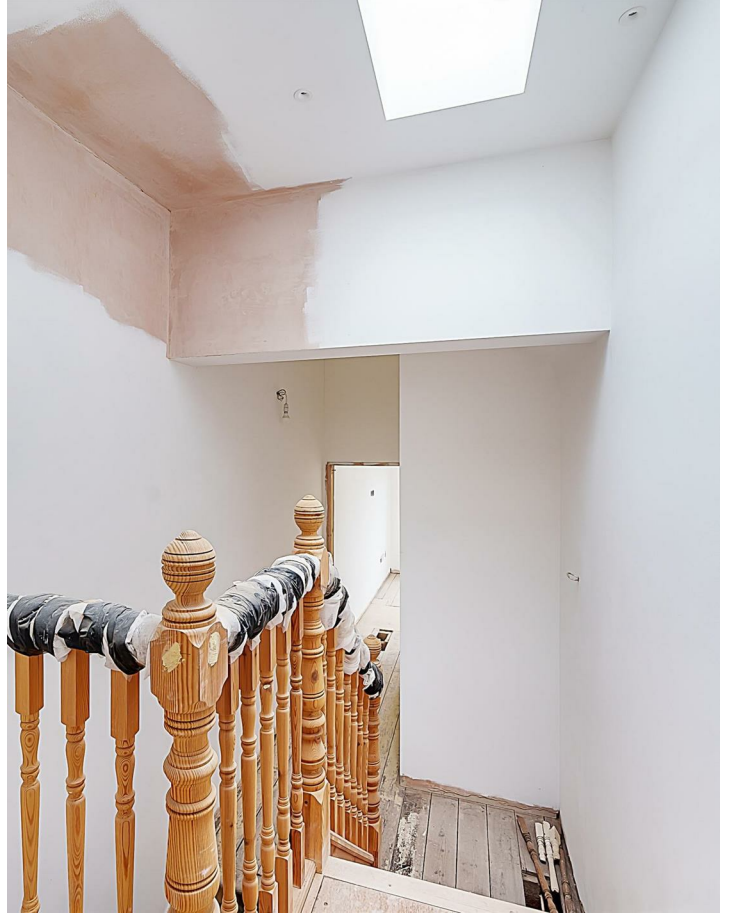


- Period terraced house - undergone extensive refurbishment
- 2,240 sq ft of extensive accommodation
- Double reception room
- Kitchen/Breakfast room leading to garden patio
- ground floor WC
- 5 generous bedrooms
- 4 Bathrooms
- 30 ft southwest facing garden
- New windows, plaster, rewiring and plumbing
- COUNCIL: Brent E



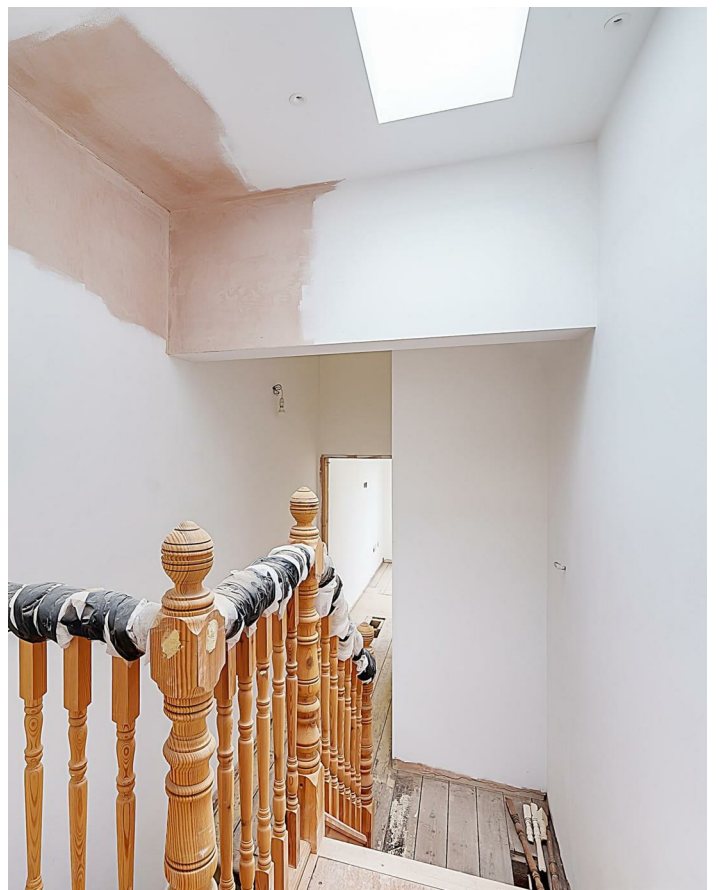
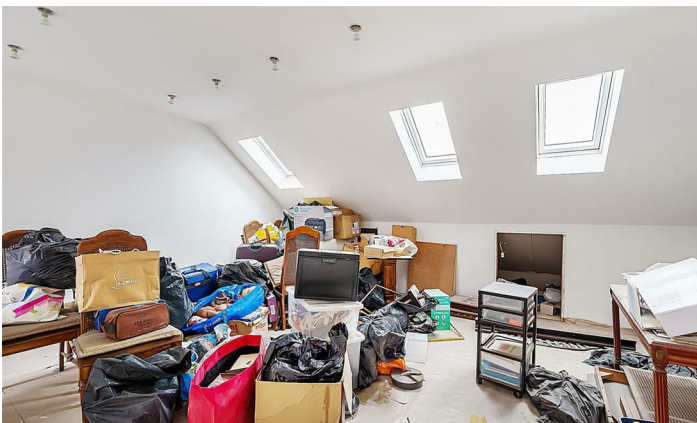
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Approximate Area = 2197 sq ft / 204.1 sq m

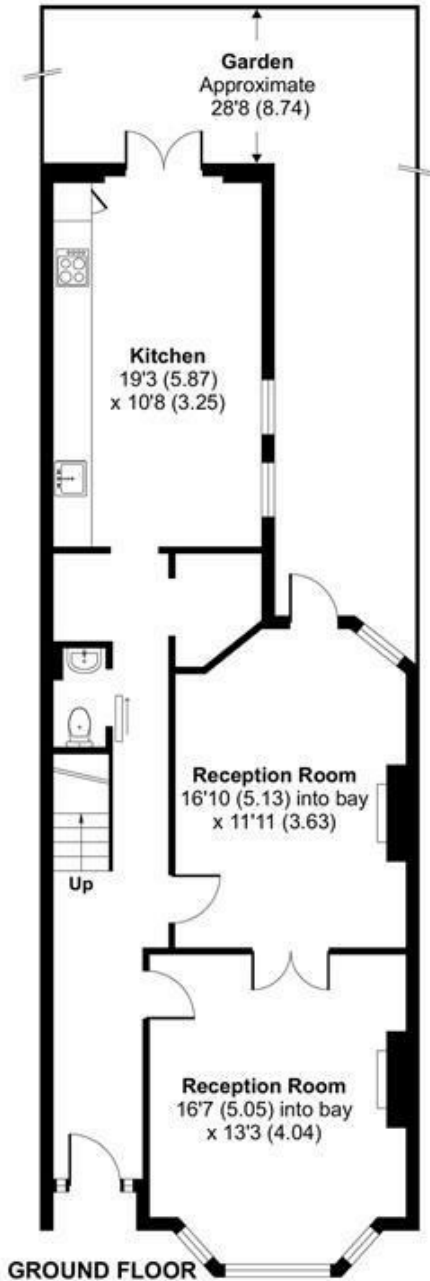
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 2240 sq ft / 208 sq m

For identification only - Not to scale



Denotes restricted head height



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>			71
(55-68) <b>D</b>		49	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Camerons Stiff & Co. REF: 1049028

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