



Wrotesley Road, London, NW10 5TY

Asking Price £1,200,000 Freehold



**KEY FEATURES:**

- 5 BEDROOM SEMI-DETACHED HOUSE
- 2 LIVING ROOMS
- 1 DINING ROOM
- 1 STUDY
- 1 BATHROOM 1 SHOWER ROOM
- 1 UTILITY ROOM
- CHAIN FREE

**A LARGE ORIGINAL EDWARDIAN SEMI-DETACHED FAMILY HOME**

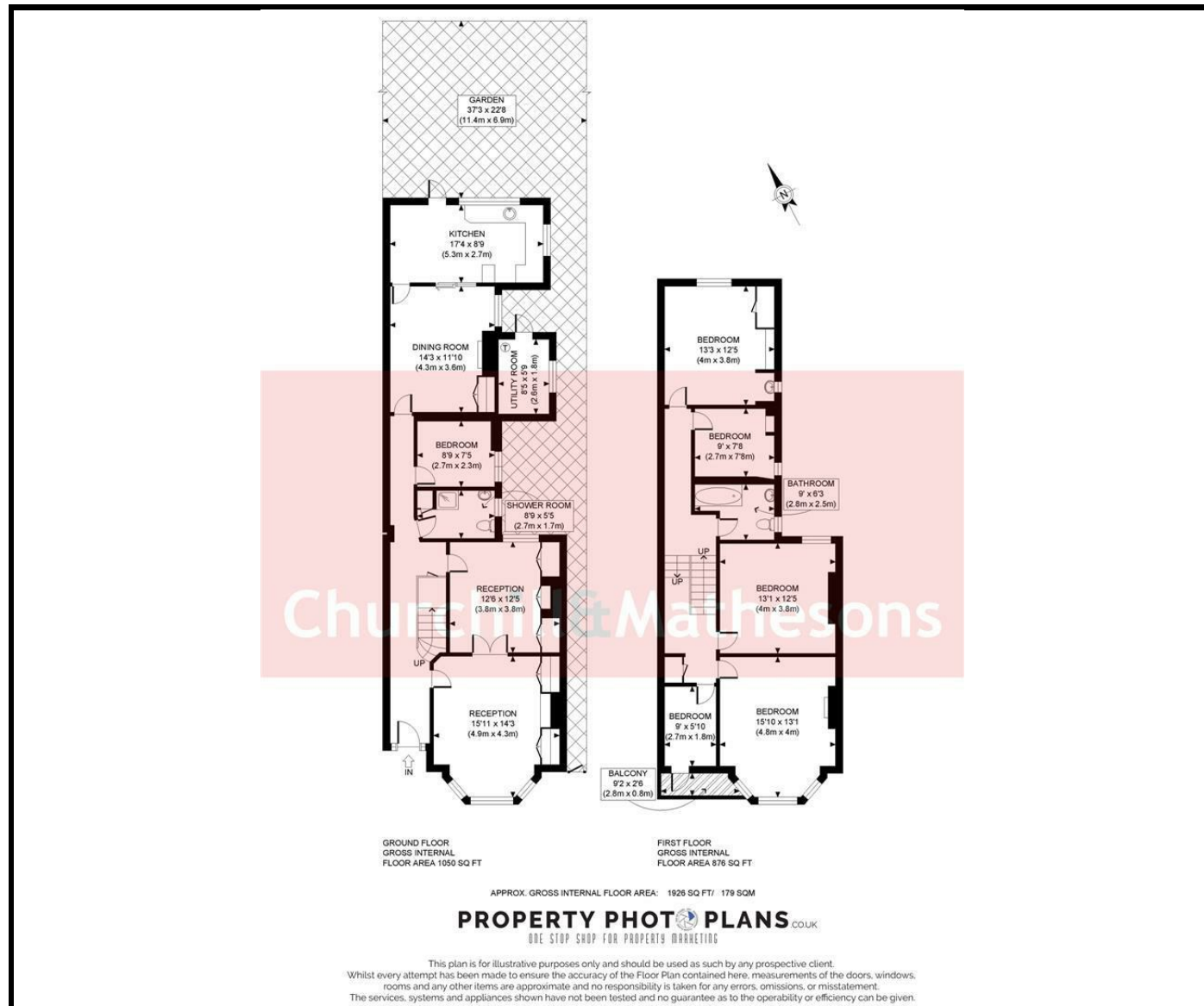
Churchill & Mathesons is proud to present this grand 5 x bedroom period home. It boasts all original features from the tiled hallway, staircase, doors, wooden floors, fireplace, coving, skirting, ceiling rose and living room chandelier.

Downstairs: Grand entrance hall, 2 x large reception rooms on the left, 1 x bathroom, 1 x small bedroom/study, a large dining room and extended well appointed kitchen to the rear with access into a private garden.

Upstairs: 4 x bedrooms the main bedroom has en-suite potential and a small balcony, 1 x family bathroom.

Outside: 1 x utility room and garden shed.

A home to move into or decorate to your taste, this one is a must to see in a sought after residential area. Close to Willesden Junction, Harris Lowe Academy, Newman Catholic College, Furness Primary School, King Edward VII Park and Elmwood Lawn Tennis Club.



**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>		<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>14</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.