



West Ella Road, London, NW10 9PT

Offers In Excess Of £600,000 Freehold



KEY FEATURES:

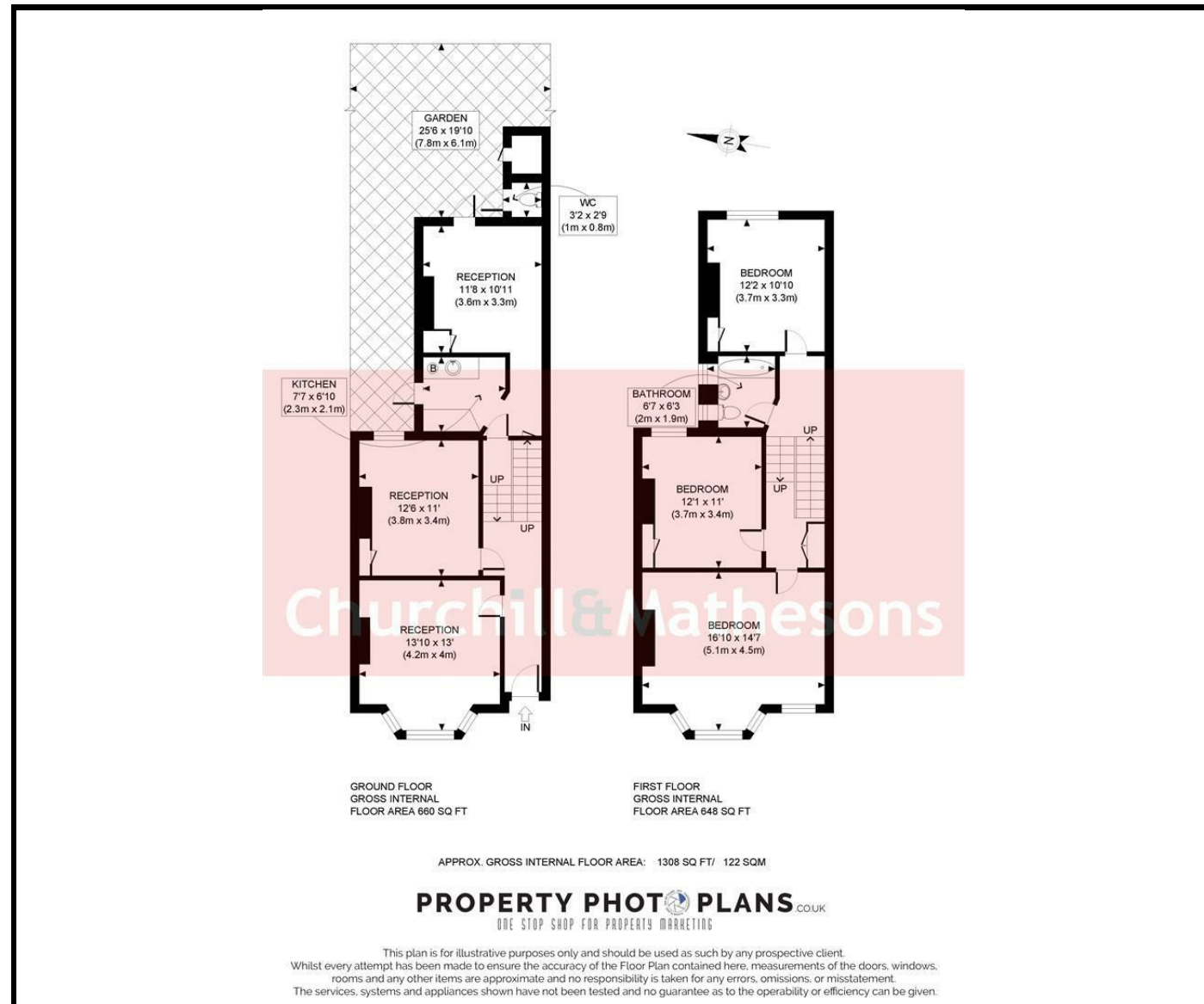
- MID-TERRACE
- 1308 SQFT
- 3 BEDROOMS
- 3 RECEPTIONS
- 1 BATHROOM
- LOFT AND SIDE RETURN OPTIONS
- NEEDS MODENIZING

Welcome to this 1,308 sqft period terrace home that needs modernizing. It presents an exciting opportunity for those looking to create their own dream home or convert it into 2 good size flats. This period family home located on West Ella Road in London boasts 3 good size downstairs reception rooms, with access into the garden from the dining room. Upstairs; 3 double bedrooms the main being circa 237sqft and 1 family bathroom, offering ample space for comfortable living.

In addition to the well-proportioned rooms, this house offers loads of potential for expansion. The possibility of a loft conversion and side return opens up a world of opportunities to further enhance the living space and add value to the property.

Situated in a great location, this property offers convenience and accessibility to a range of amenities, schools, and transport links, making it an ideal choice for families or professionals looking to settle in a sought-after area of London.

Don't miss out on the chance to transform this house into your dream home. Book a viewing today and unlock the potential that this property has to offer.



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	
	83
66	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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.