

West Ella Road, London, NW10 9PT

Asking Price £500,000 Freehold



**KEY FEATURES:**

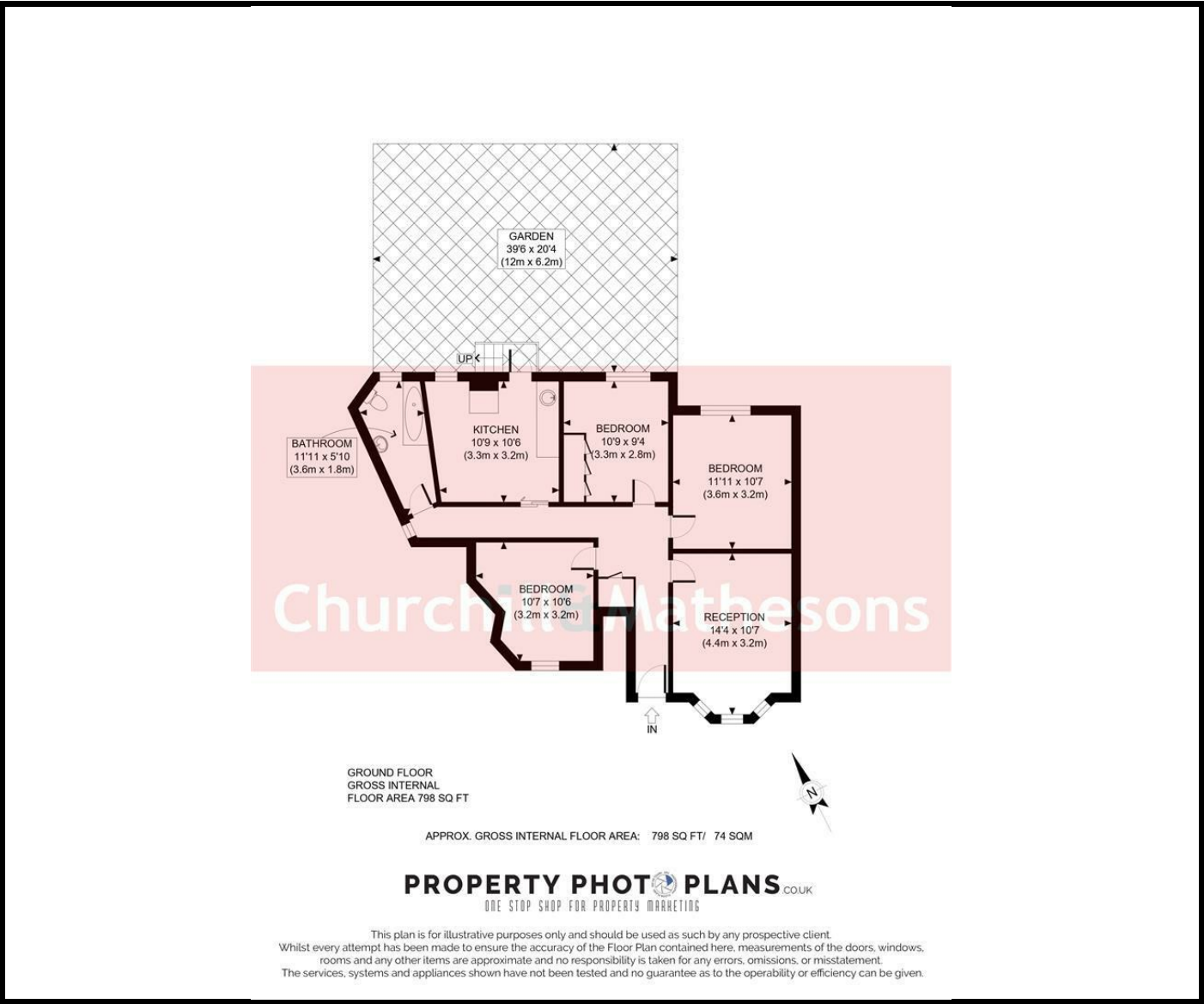
- FREEHOLD
- 3 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE GARDEN
- SIDE ACCESS
- AVAILABLE TO VIEW

Found on sought after West Ella Road, NW10, this 798 sqft, period end of terrace ground floor garden flat features a well-appointed reception room with a bay window and original features that serves as an inviting space for relaxation and entertaining guests.

The flat boasts 3 bedrooms, providing ample room for families or individuals seeking extra space for a home office or guest accommodation. The single bathroom is thoughtfully designed, ensuring functionality and ease for daily routines. The good size well-appointed separate kitchen leads out into a neat sheltered garden with side access and ample place for a great veggie garden.

This property is ideally situated, allowing residents to enjoy the vibrant lifestyle that London has to offer, with local amenities, parks, and transport links. Whether you are a first-time buyer, retired couple or looking to invest look no further than this neat flat on West Ella Road that presents an excellent opportunity to embrace city living in a comfortable and stylish environment.





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		
	62	76
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.