



## Wrentham Avenue, NW10

### TO LET - £7,000 Per Month

A substantial end-of-terrace Edwardian house offering 3,100 sq ft of internal living accommodation over four floors. Situated in a commanding position on one of the most sought-after roads in Queen's Park.

The property's accommodation is comprised of two predominant spaces; the upper floors constitute a five bedroom family home, while the Lower Ground Floor boasts its own kitchen, reception, bedroom and ensuite bathroom which means that it's somewhat distinct from the rest of the house. In effect, this space could be considered separate accommodation for friends and family.

Ideally positioned on this quiet, tree-lined street, the property is just moments away from the coveted areas of Queen's Park and Kensal Rise. The amenities and cafes/bistros of Salusbury Road, Lonsdale Road & Chamberlayne Road are close by. Transport links include Queens Park (Bakerloo-Zone 2)

- Substantial and imposing end-of-terrace Edwardian house.
- Over 3100 sq ft of luxury living space
- 6 Bedrooms, 3 bathrooms & 2 reception rooms.
- An expansive 107 ft x 24 ft mature and secluded garden
- Kensal Rise station (Overground – Zone 2)
- COUNCIL: Brent (F). Deposit: £9,692

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## WRENTHAM AVENUE

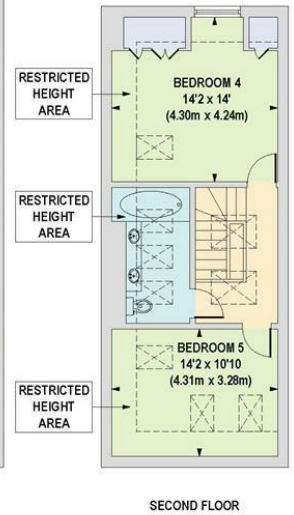
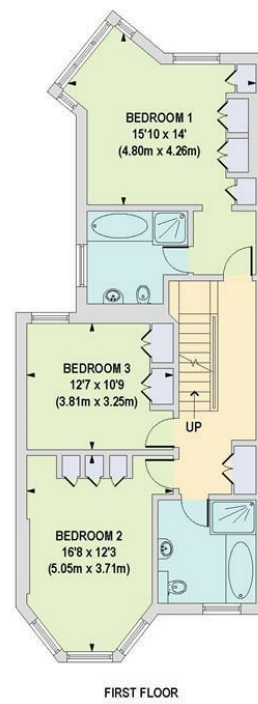
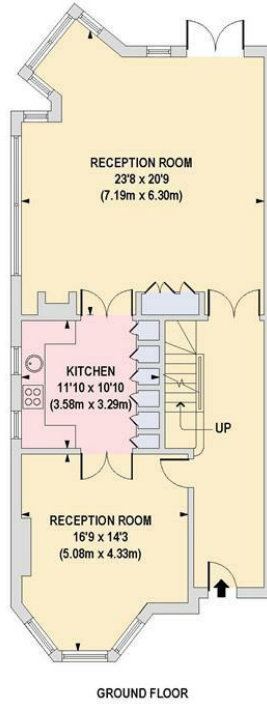
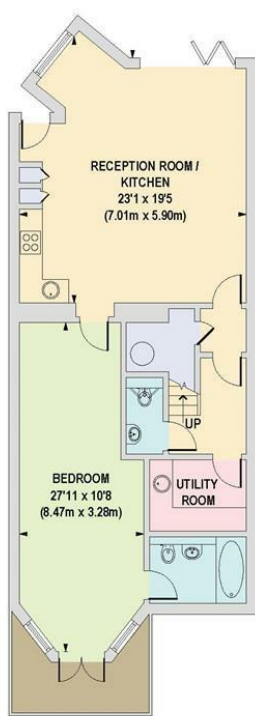
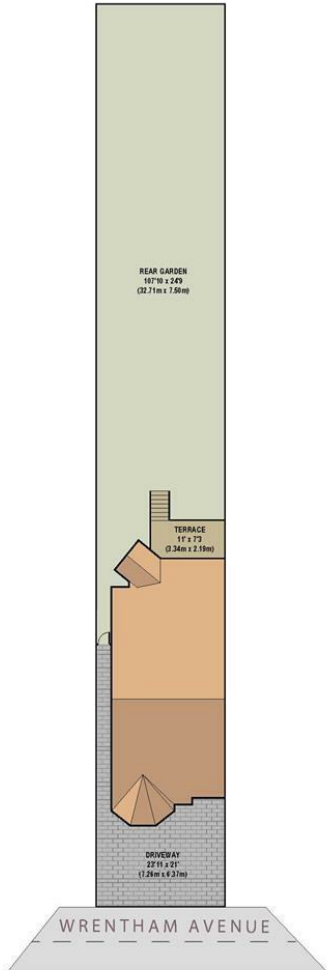
London - NW10



Approximate Gross Internal Floor Area

3228 sq. ft / 299.93 sq. m (Including Restricted Height Area)

3100 sq. ft / 287.99 sq. m (Excluding Restricted Height Area)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

EPC: C

Ref: 19087584

