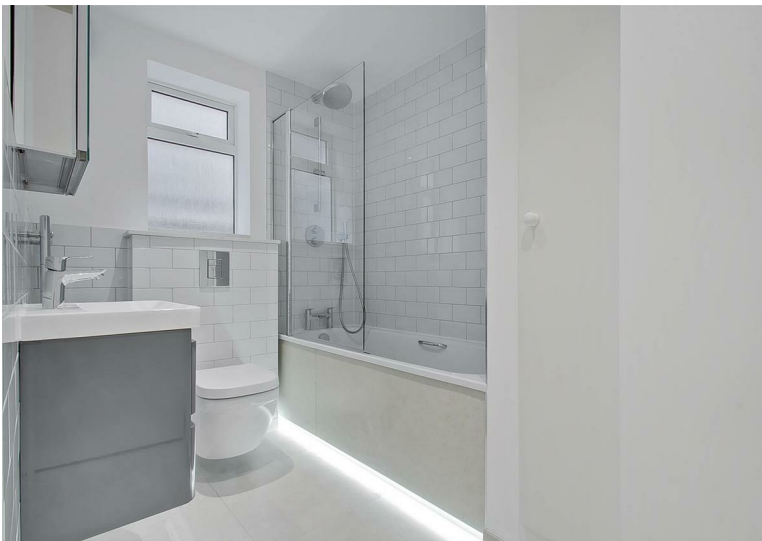




**WROTTESELEY ROAD, KENSAL RISE BORDERS, NW10**  
**GUIDE PRICE £645,000 LEASEHOLD**

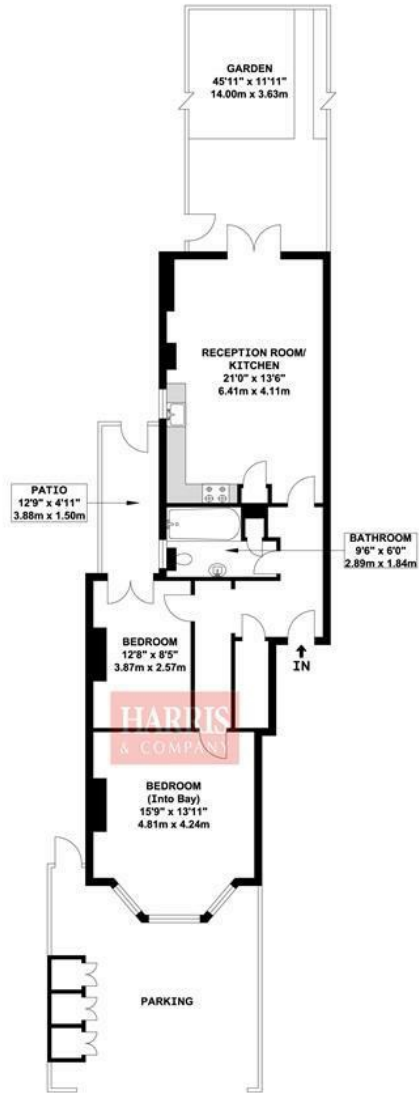
A luxury brand newly refurbished 2 double bedroom ground floor flat converted from an end of terraced Victorian house. The contemporary property comprises of an open plan reception / kitchen providing direct access to a private southerly aspect garden with newly laid lawn. Modern bathroom, wood flooring to most of the accommodation and private off street allocated parking. No upper chain. Long lease. Sole Agent.

Location: Situated on Wrotesley Road, offering good access to King Edwards Park and Elm Wood Tennis Courts. Good proximity to vibrant Chamberlayne Road with its variety of eateries, boutiques shops and transport facilities. Nearest station is at Willesden Junction tube/BR (Bakerloo line).





WROTTESELEY ROAD  
LONDON NW10



**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 796.52 SQ. FT / 74.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		78	78
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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