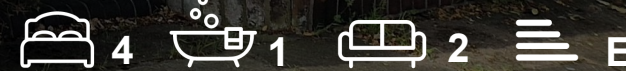


Wenlock & Taylor



Irwin Gardens, Kensal Rise/Willesden
London, NW10 3AS

Price £1,495,000



Irwin Gardens, Kensal Rise/Willesden, London, NW10 3AS

FANTASTIC REFURBISHMENT OPPORTUNITY. We are delighted to offer this 1575 sq ft (146 sq.m) approx 1935 built semi detached house situated in a quiet and very popular tree lined cul-de-sac and comprising 4 bedrooms, 2 receptions, kitchen, bathroom, separate wc, 75ft south facing rear garden and integral garage with off street parking to the front. The property has retained many of its period style features, has double glazed windows, strip wood floors to the receptions and bedroom 1 and has much scope for further increasing the living space by extending to the rear and/or converting the loft space. Situated very close to King Edwards Park/Willesden Sports Centre and near to the popular bars/deli's along College Road and Kensal Green/Kensal Rise stations. Offered with no upper chain. Council Tax Band is 'F' (London Borough of Brent).



ENTRANCE HALL

with stained glass wing windows, black/white diamond tiled hall floor, radiator, ceiling coving, understairs cupboard, door leading to garage.

RECEPTION 1

16'1 (to bay) x 13'2 (to alcove) (4.90m (to bay) x 4.01m (to alcove))
with double glazed windows, strip wood floor, picture rail, ceiling coving, tiled fireplace and hearth.

RECEPTION 2

14'5 x 11'10 (to alcove) (4.39m x 3.61m (to alcove))
with double glazed windows and door to rear garden, tiled fireplace and hearth, radiator, picture rail, strip wood floor.

KITCHEN

15'4 x 7'5 (4.67m x 2.26m)
with stainless steel sink unit, oak wall and base cupboards, work surface, tiled floor, radiator, central heating boiler, half tiled walls, plumbing for washing machine, recessed store cupboard, double glazed windows and door to rear garden.

STAIRS & LANDING

TO FIRST FLOOR

with stained glass landing window, picture rail, access to loft space, built in landing cupboard with hot water cylinder, recessed store cupboard.

BEDROOM 1

16'1 (to bay) x 12'3 (to alcove) (4.90m (to bay) x 3.73m (to alcove))
with double glazed windows, strip wood floor, picture rail, ceiling coving.

BEDROOM 2

14'5 x 12'4 (to alcove) (4.39m x 3.76m (to alcove))
with tiled fireplace, double glazed windows, radiator, picture rail.

BEDROOM 3

8'8 x 7'2 (2.64m x 2.18m)
with picture rail, radiator, wash hand basin, double glazed window.

BEDROOM 4

13'2 x 7'10 (4.01m x 2.39m)
with radiator, double glazed window, picture rail.

BATHROOM

white suite comprising bath and pedestal wash hand basin, radiator, heated towel rail, double glazed frosted window, part tiled walls.

SEPARATE WC

with wc, double glazed window.

GARDEN

at rear 75ft x 50ft (to widest point) (visual estimate) south facing and with rear store.

INTEGRAL GARAGE

26'9 x 7'11 with access via double doors to front and also via entrance hall, electric and gas meters, door to rear garden.

OFF STREET PARKING

To front.

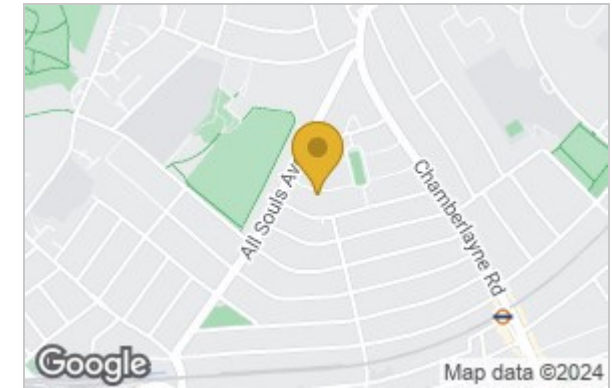
TENURE - FREEHOLD

The tenure is Freehold.

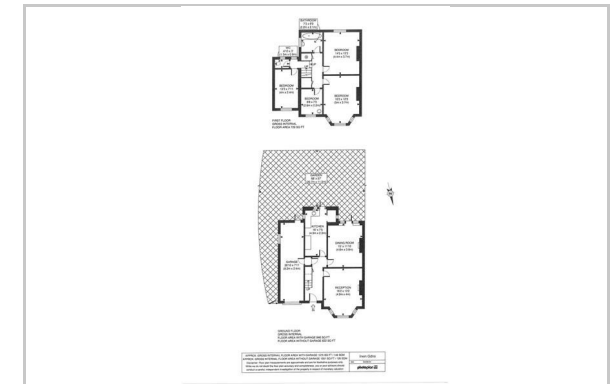
The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.



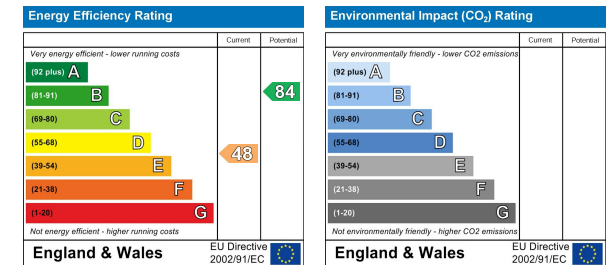
Area Map



Floor Plan



Energy Efficiency Graph



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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