WENLOCK & TAYLOR

WROTTESLEY ROAD, KENSAL RISE (BORDERS)

LONDON, NW10 5YL

PRICE £999,950

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WROTTESLEY ROAD, KENSAL RISE (BORDERS), LONDON, NW10 5YL

This impressive 1248 sq.ft (116 sq,m) approx 1920s built End of Terrace house comprises 4 double bedrooms, open loft area, 20ft reception, 20ft kitchen/breakfast room, utility room/wc, conservatory, family bathroom, 55ft south facing rear garden and off street parking for two cars to the front. Features include period style fireplace, hardwood flooring and the property offers much scope to increase the living space by extending to the rear and/or converting the loft space (stpp). Situated just off Harrow Road with its shopping facilities, bus routes to the West End, and walking distance to Willesden Junction , Kensal Green and Kensal Rise stations. Offered with no upper chain, tenure is Freehold and Council Tax Band 'E' (London Brough of Brent).

ENTRANCE HALL
side entrance with wood flooring, ceiling coving, radiator, double glazed wing window.

RECEPTION
20'2 (to alcove) x 14'6 (to bay) (6.15m (to alcove) x 4.42m (to bay))
with wood flooring, period style fireplace, double glazed windows, ceiling coving, radiator.

KITCHEN/BREAKFAST ROOM
20'3 (to recess) x 13'8 (6.17m (to recess) x 4.17m)
with inset double bowl sink, range of wall and base cupboards, work surface, 5 ring hob, double oven, double glazed door to conservatory, door to utility room/wc, concealed radiator, white painted wood floor.

UTILITY ROOM/WC
8'6 9to recess) x 6'4 (2.59m 2.74mto recess) x 1.93m)
with wc, inset sink and drainer, plumbing for washing machine and dryer, central heating boiler, radiator, wood flooring, double glazed window.

CONSERVATORY
10'3 x 8'4 (3.12m x 2.54m)
with door to rear garden, wood flooring.

STAIRS & LANDING

TO FIRST FLOOR
with stairs up to open loft area.

BEDROOM 1
14'7 (to bay) x 10'11 (to alcove) (4.45m (to bay) x 3.33m (to alcove))
with double glazed windows, wood flooring, built in open wardrobe and shelving.

BEDROOM 2
10'0 x 9'0 (3.05m x 2.74m)
with double glazed window, built in wardrobes and shelving, radiator, picture rail, ceiling coving.

BEDROOM 3
10'10 (to recess) x 10'9 (3.30m (to recess) x 3.28m)
with double glazed windows, radiator, picture rail, ceiling coving.

BEDROOM 4
11'3 x 8'0 (3.43m x 2.44m)
with wood flooring, ceiling coving, radiator.

BATHROOM WC
with white suite comprising bath and shower attachment with rainfall shower head, pedestal wash hand basin, wc, towel radiator, double glazed window,

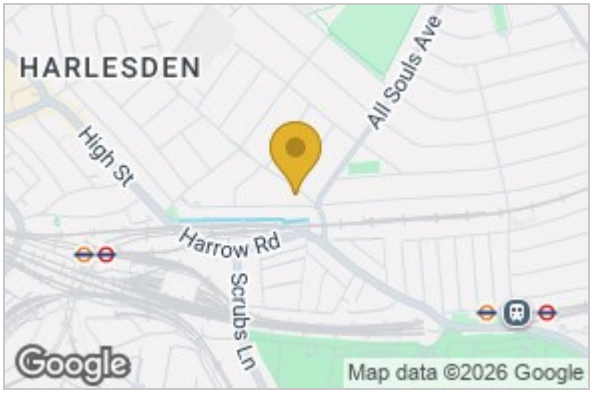
OPEN LOFT AREA
with wood flooring, timber roof beams, velux windows.

REAR GARDEN
at rear 55ft approx (visual estimate), south facing and with decked patio, lawn, and side gated access from front.

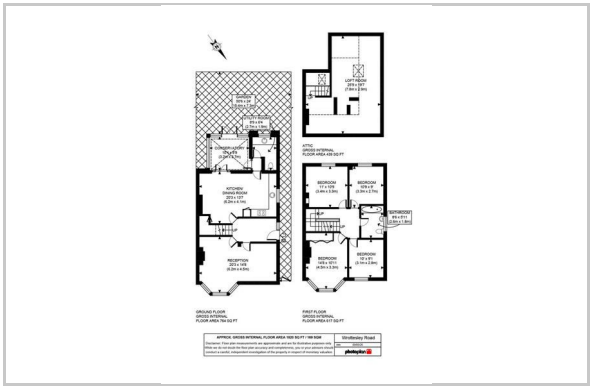
TENURE
The tenure is Freehold.

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

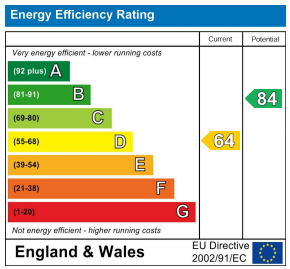
AREA MAP

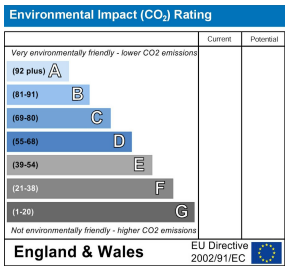


FLOOR PLAN



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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