

WRENTHAM AVENUE

London NW10



A 5 BED HOUSE IN QUEEN'S PARK, NW10

Set on Wrentham Avenue, this handsome period house measures almost 2,500 sq ft and offers five bedrooms, a private rear garden with garden studio and off-street parking for two cars.



Local Authority: London Borough of Brent

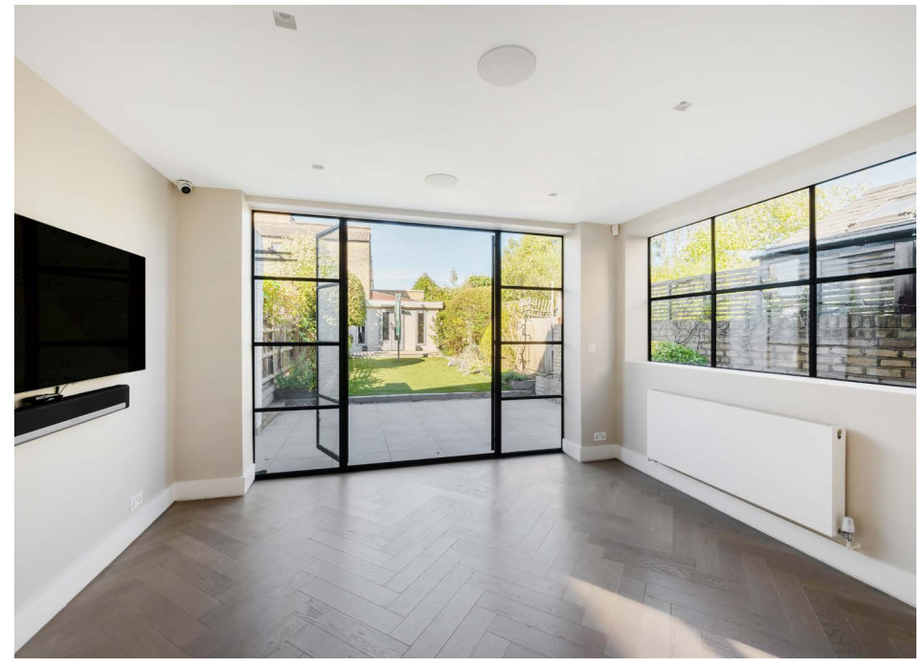
Council Tax band: G

Tenure: Freehold

Guide Price: £2,695,000







Original tiled flooring welcomes you into the entrance hall. To the front of the house, the large double reception room is a particularly impressive space, with soaring 3m ceiling heights and a wonderful sense of volume and proportion.

To the rear, the house opens into a generous kitchen and dining room, centred around a fully integrated kitchen and designed for both everyday living and entertaining. The ground floor benefits from underfloor heating, while a separate utility room and guest cloakroom add to the practicality of this floor.

The garden is a real highlight, backing onto neighbouring gardens and enjoying an unusually private outlook. A separate garden studio provides a versatile additional space, equally suited to a home office, gym or creative studio.







EXCEPTIONAL SPACE AND VERSITILITY

The first floor comprises a generous principal bedroom to the rear with its own en suite shower room, alongside three further bedrooms and a large four-piece family bathroom.

The top floor provides a fifth bedroom with its own en suite, while also offering further potential to extend into the loft (STPP).

A beautifully proportioned period home with an exceptional sense of space, privacy and flexibility, offered chain free.

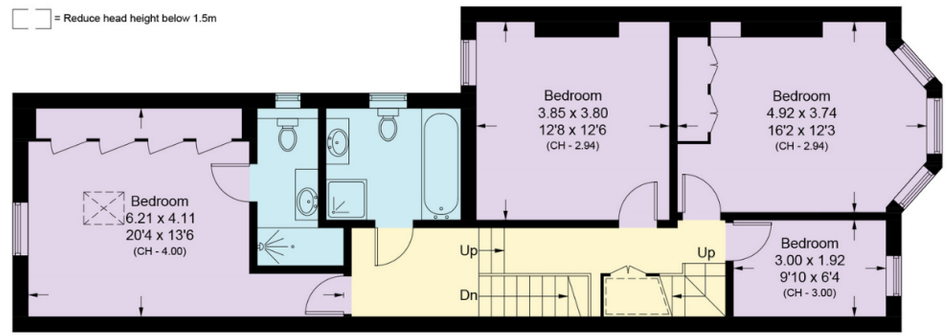






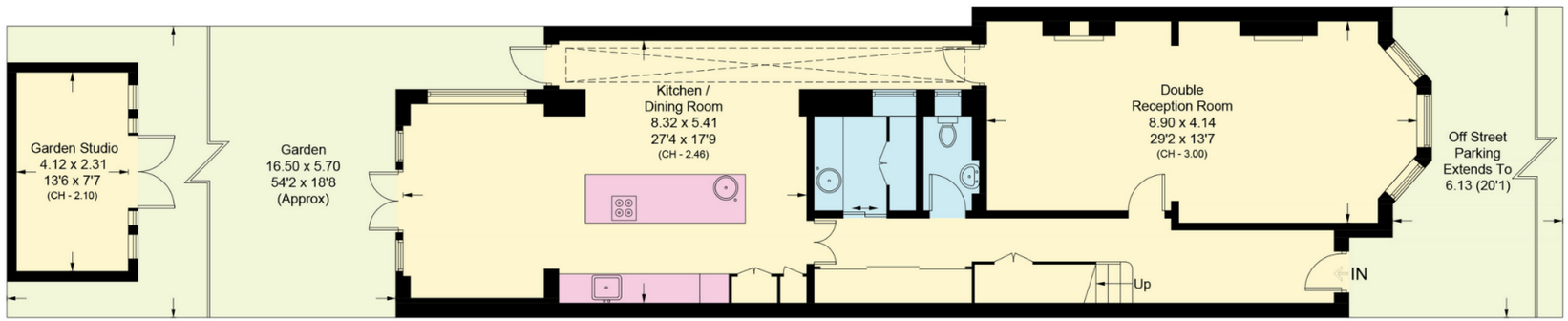
Second Floor

Approximate Area = 35.7 sq m / 384 sq ft
Including Limited Use Area (17 sq m / 183 sq ft)



First Floor

Approximate Area = 84.6 sq m / 911 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor

Approximate Area = 107.5 sq m / 1157 sq ft

Approximate Gross Internal Area = 237.2sq m / 2553 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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