



Wrotesley Road, Harlesden
London

£1,150,000

Wrottesley Road

London

We are delighted to bring to the market this lovely semi detached double fronted 4/5 bedroom family home on the popular Wrottesley Road which benefits from a very large workshop at the rear with separate access that could offer massive development potential subject to planning. The house itself, which has been lovingly cared for by its owners over many years, offers flexible living. On the ground floor as you enter through the original front door is a wide hallway, leading to a bright reception room with bay window and gorgeous wood burning period fireplace, a dining room with wooden floors, fireplace and doors out on to the garden, plus a study/5th bedroom. Also there is a separate fully fitted kitchen with access to the garden and the family bathroom. On the first floor are 3 double bedrooms with wooden floors and feature fireplaces, with the principal bedroom on the top floor benefitting from an ensuite bathroom and plenty of storage in the eaves.

There is off street parking to the front with side access the rear useful for family bikes. At the rear the garden which retains a shed and outside w/c is a relaxing mix of stone paving, grass, water feature, mature flowers and trees.

At the back of the garden is the aforementioned workshop spanning 769 sq ft on two floors accessed down a drive from Bramston Road. With some imagination and subject to planning this structure could be turned into a variety of uses such as an office, studio, granny/teenagers flat, yoga studio or a lucrative space rent out on Air BNB

Wrottesley Road is well situated for several local amenities including King Edward VII Sports Ground and Roundwood Park. The property is also well-positioned for access to the cafés and shops on College Road and Park Parade plus Maple Walk and Newman College Schools are close by. The property further benefits from local transport links, with nearby Willesden Junction (Overground and the Bakerloo line) and plenty of bus routes ready to whisk you to Notting Hill and beyond.

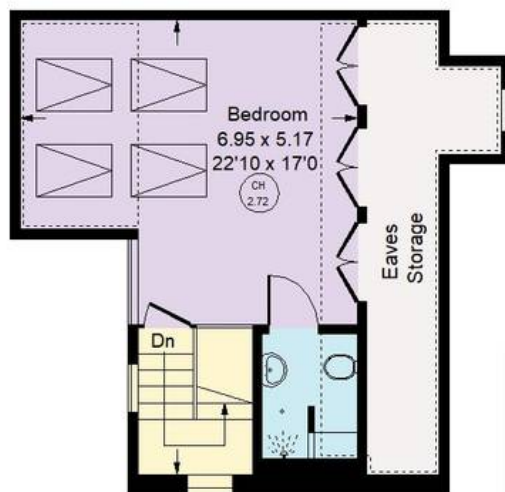
Council Tax band: E

Tenure: Freehold

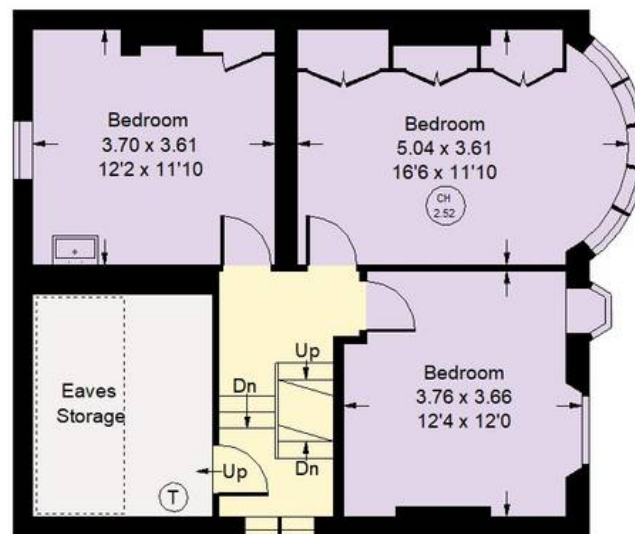


Wrottesley Road, NW10

Approx Gross Internal Area = 144.5 sq m / 1555 sq ft
 Eaves Storages = 18.3 sq m / 197 sq ft
 Workshop / Mezzanine = 64.5 sq m / 694 sq ft
 External Storage / WC = 2.7 sq m / 29 sq ft
 Total = 230 sq m / 2475 sq ft

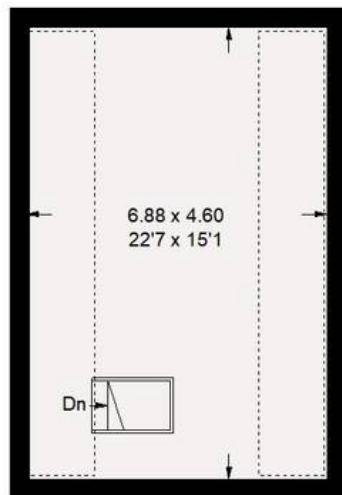


Second Floor

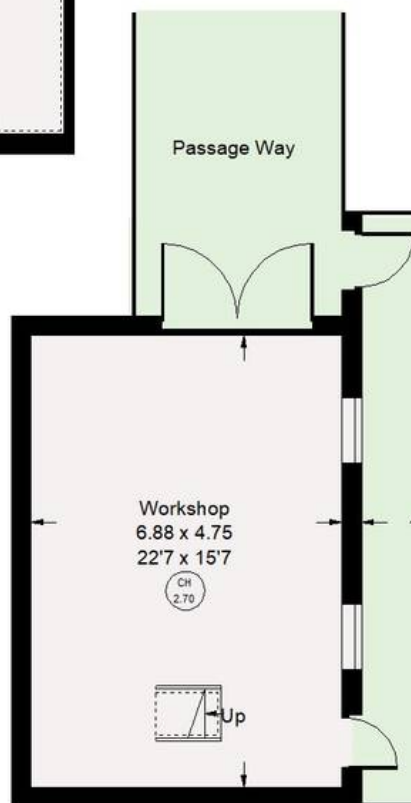


First Floor

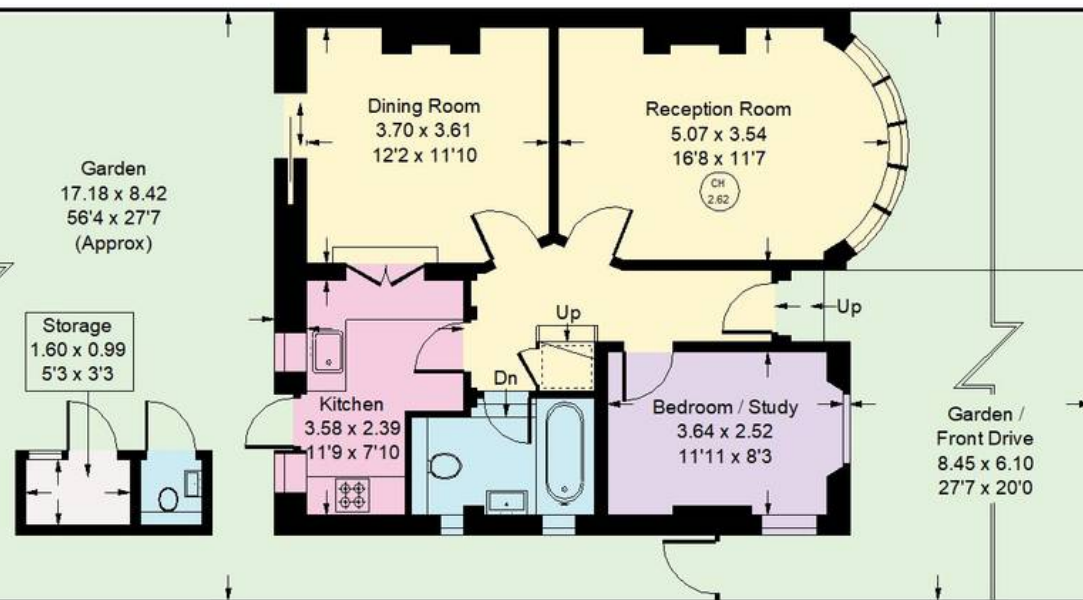
= Reduced headroom
 below 1.5 m / 5'0"



Mezzanine



Workshop



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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