

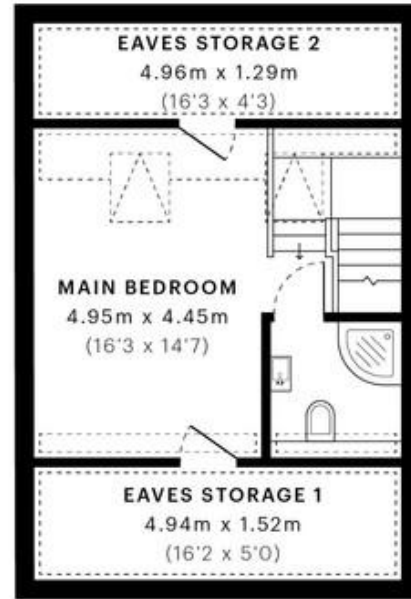
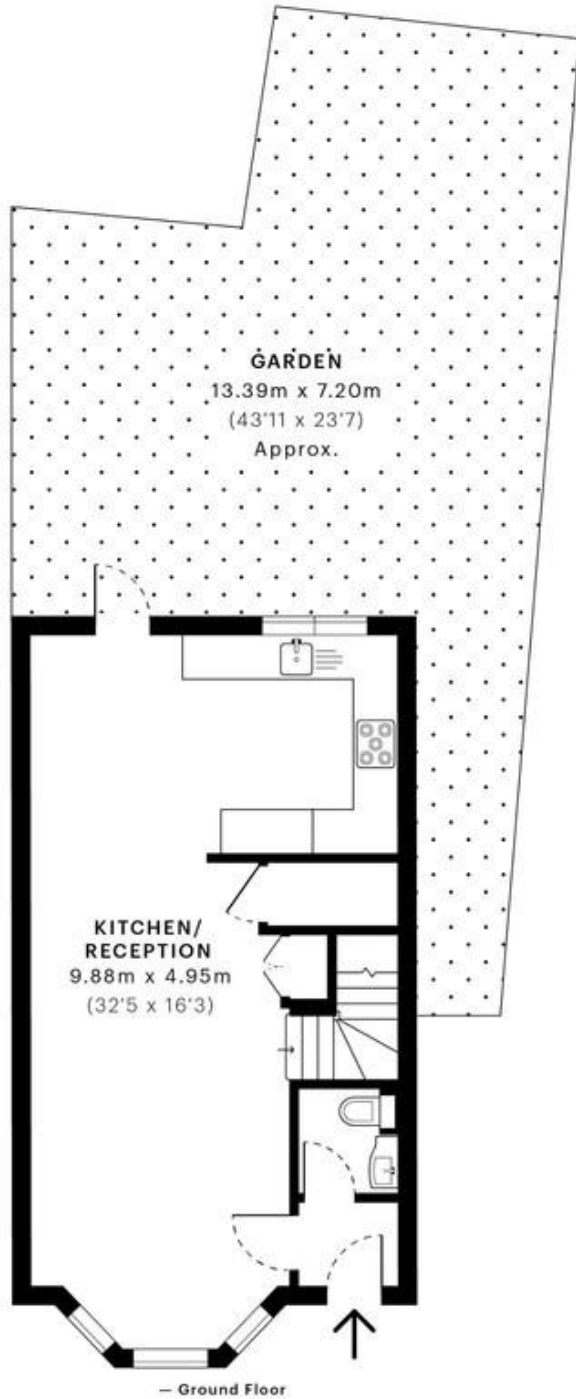


## Wrotesley Road, London NW10

### £895,000 Freehold

mile... are delighted to bring to the market this reclusive and secure three bedroom house or sale in Kensal Rise. This superb home of only four years old was constructed to resemble exterior features of the traditional local architecture however is equipped with the modern necessities to modern living. Split over three floors, the property comprises of an incredible open plan living-room leading onto a stunning kitchen/diner with under floor heating system. There are doors via the dining area leading onto a beautiful private 29ft (approx.) garden. Additionally, the ground floor also benefits from generous under stair storage and large separate WC. The property boasts three double bedrooms and two contemporary family bathrooms (one en-suite). To the side exterior the property also comes with bike storage and a tidy home for general waste & recycling bins. Offered in excellent condition, this amazing house benefits from carpet throughout upstairs, double glazed throughout, an abundance of storage space and light, high ceilings and off street parking. Wrotesley Road is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Kensal Rise, Kensal Green, Ladbroke Grove and Notting Hill.

- Detached house
- Three double bedrooms
- Two bathrooms (one en-suite)
- Modern building
- Private off street parking
- Excellent condition
- Beautiful wide garden
- 1375 sq ft of living space
- Open plan living area
- Close to shops and transport



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
127.79 sqm / 1375.52 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
115.72 sqm / 1245.60 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
17.93 sqm / 193.00 sqft