



West Ella Road, London, NW10 9PT

Asking Price £629,000 Freehold



KEY FEATURES:

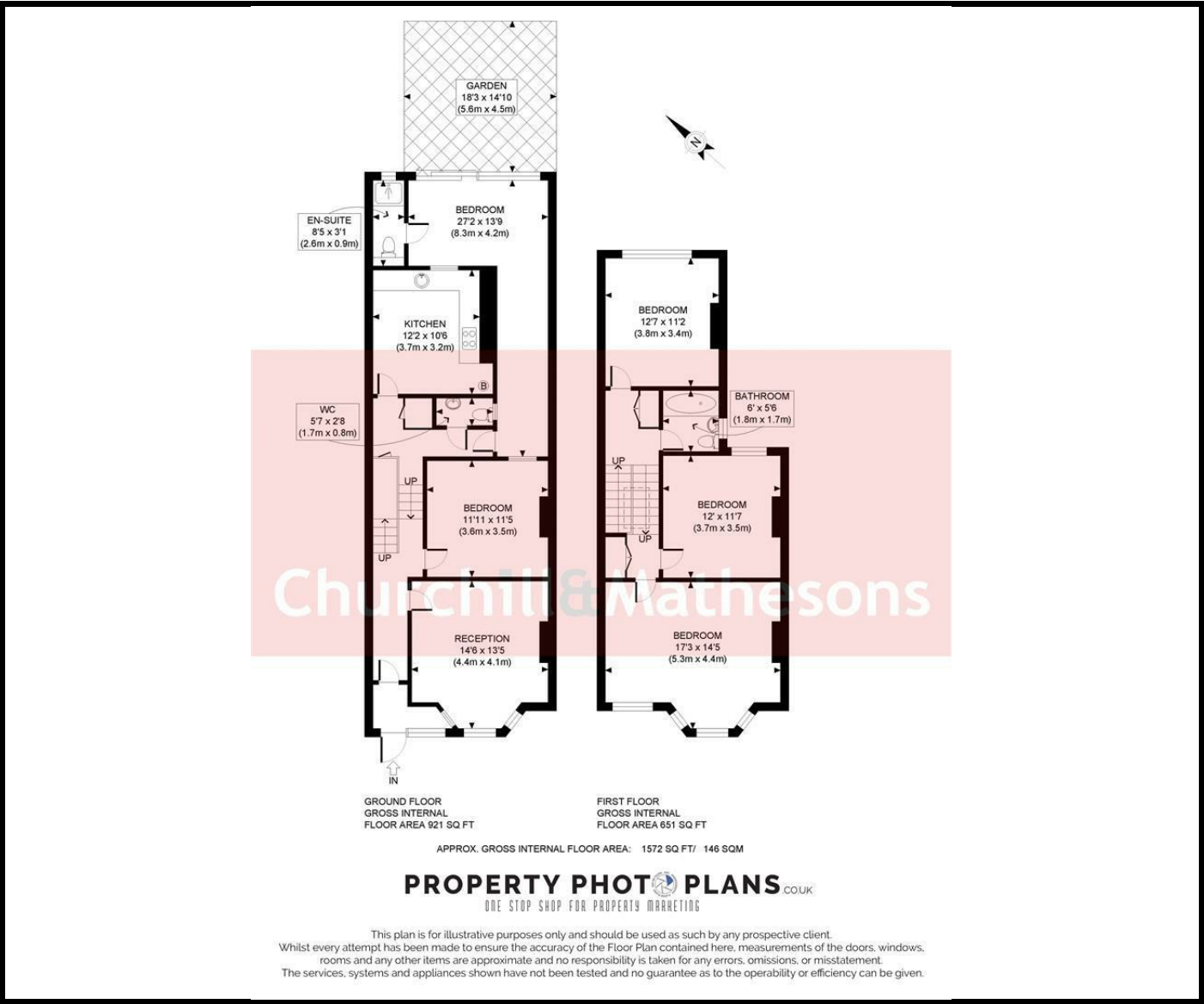
- PERIOD FAMILY HOME
- 1193 sqft
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 1.5 BATHROOMS
- PRIVATE GARDEN
- GREAT LOCATION


FOR A FAMILY OR DEVELOPER

Found on sort after West Ella Road, NW10, this period mid-terraced house with original features does need modernizing and can be reconfigured to a home with an open plan kitchen/diner/living room opening out into the garden. Spanning 1,193 sqft, the property boasts 2 spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With 3 well-appointed bedrooms upstairs, there is ample space for a growing family. The upstairs family bathroom and downstairs guest toilet provide convenience and privacy, catering to the needs of a busy household. Option to extend incl loft. (STPP)

The location on West Ella Road is particularly appealing, offering a sense of community while being conveniently close to local amenities and transport links. This property presents an excellent opportunity for those seeking a family home or an investment property to refurbish or turn into 2 flats. (STPP)

Call us to book a viewing today!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.