



Harlesden Gardens, London, NW10 4EX

Asking Price £1,000,000 Freehold



**KEY FEATURES:**

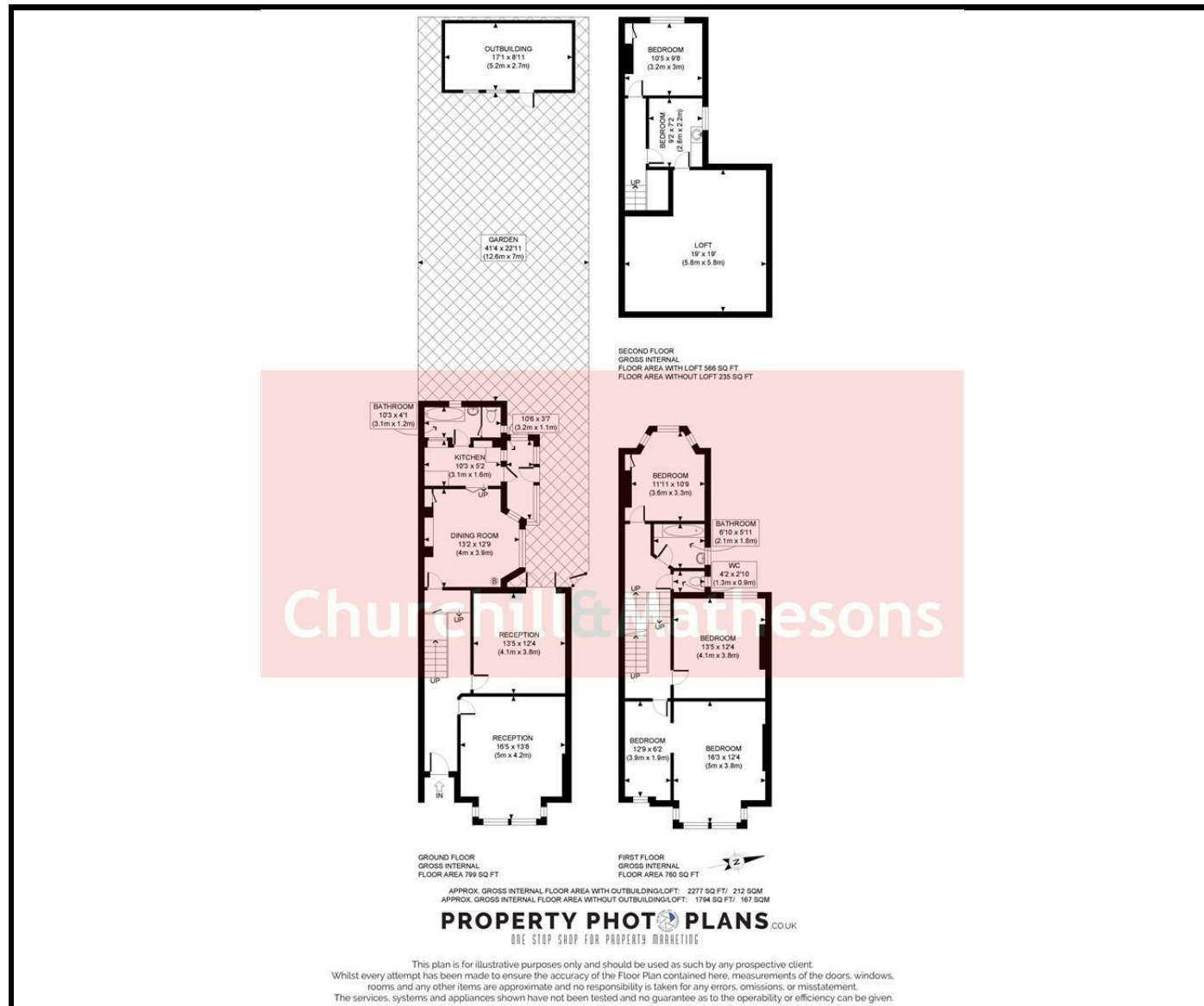
- FREEHOLD HOUSE
- 2277sqft
- 4 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- HUGE LOFT
- 42FT GARDEN
- GREAT LOCATION

Found in sought-after Harlesden Gardens, NW10. This impressive period home with 100% original features offers a remarkable opportunity for both large families and developers alike. Spanning an expansive 2,277sqft, including a 361sqft loft and small shed. The property boasts 4 spacious bedrooms (Main with a dressing room), a work study and 2 bathrooms, ensuring ample accommodation and convenience for all.

As you enter, you will be greeted by 2 generous reception rooms, and a dining room, perfect for entertaining guests or enjoying family gatherings. The high ceilings and original features throughout the house add a touch of character and charm, creating a warm and inviting atmosphere. The kitchen leads out into a 44ft x 22ft west facing garden. While the property does require modernisation, it presents a blank canvas for those looking to infuse their personal style and vision.

The generous layout provides plenty of space for comfortable living, making it an ideal choice for families seeking room to grow. The location itself is highly desirable, offering a blend of community spirit and convenience, with local amenities and transport links within easy reach.

This property not only represents a wonderful family home but also stands as a great investment opportunity in a thriving area. With its potential for enhancement and expansion, it is a rare find in the current market. Do not miss the chance to make this house your own and create lasting memories in a truly remarkable setting.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>55</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.