



5 Bedroom
West Ella Road, NW10

 **Portland**
Trusted, every step of the way

£3,750 PCM

*** This property is NOT suitable for SHARERS ***

Nestled on the charming West Ella Road in London, this exquisite mid-terrace Victorian house offers a splendid blend of classic elegance and modern comfort. Spanning an impressive 2,143 square feet, this spacious residence is perfect for families seeking both room to grow and a welcoming atmosphere.

Offering two generous reception rooms, ideal for entertaining guests or enjoying quiet family evenings, and a large Kitchen Diner that enjoys direct access to a small and low-maintenance private garden.

The property boasts five well-proportioned bedrooms and three bathrooms, including modern fixtures and fittings, morning routines will be a breeze for everyone in the household.

The Victorian charm of this home is complemented by its practical layout, making it suitable for contemporary living. The internal space of 2,100 square feet allows for versatile use, whether you envision a home office, playroom, or additional storage.

With Harlesden Station (ZONE 3 BAKERLOO & Lioness Overground) situated just 0.6 miles away and a variety of local bus routes running close by, this lovely house enjoys enviable transport links. Shops are within 0.2 miles on Craven Park Rd with a diverse array of shops a little farther on the High St (0.4 miles).

- NOT Suitable for SHARERS
- 5 Bedroom House
- Quiet residential road
- 3 Bathrooms
- Over 2100 square foot of space
- Private garden
- Close to Harlesden Station
- EPC Band C







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO₂) 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	