

WRENTHAM AVENUE, NW10  
TOTAL APPROX. FLOOR AREA 885 SQ. FT. (82.2 SQ. M.)  
FIRST FLOOR



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor Zentuvo  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Wrentham Avenue, Queens Park, NW10 3HS

Asking Price £2,200,000

Subject to Contract

- Five bedrooms
- Two additional rooms on ground floor
- Two bathroom one on either floor
- Mature English garden
- Extension potential to loft and rear
- Impressive double reception room
- Two kitchens one on either floor
- Two separate W.Cs one on either floor
- Off street parking
- High ceilings and period features



### Wrentham Avenue, NW10 3HS

Situated in a highly sought after, broad tree lined road, in arguably one of the best positions on the road, this impressive mid terrace period house currently divided into two apartments, would make a beautiful family home with the potential of extension to the rear and loft, subject to usual planning consent.

Covering over 1860 sqft of living / entertaining accommodation, it boasts antique, stripped timber flooring, original sash windows, high ceilings, period features, front and rear garden and off-street parking.

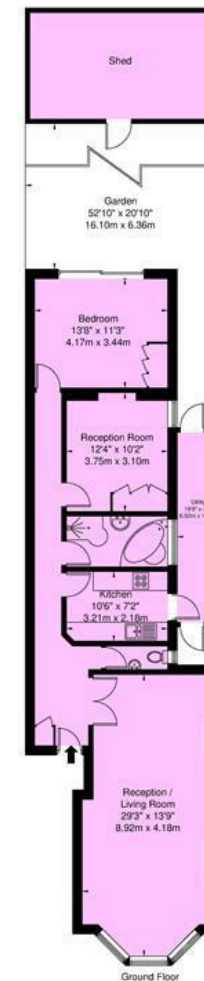
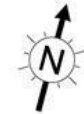
Leading off the elegant, tiled hallway, the ground floor flat is comprised of a double reception room with bay window, high ceilings, period mouldings and fireplace. Beyond, there is a separate fitted kitchen, bathroom, WC and two double bedrooms, the master with patio doors leading into the 90ft secluded garden with lawn and mature shrubs.

The first floor has a further five bright rooms, plus bathroom, WC, and access to the loft.

The surrounding area offers easy access to the many retail/coffee shops, bars, and restaurants of Kensal Rise including, multiple bus links and The Overground train line. A short walk through nearby Queens Park, leads to Salusbury Rd and its many shops, bars, and Queens Park Underground Station.

### Wrentham Avenue, NW10 3HS

Approx. Gross Internal Area = 90.6 sq m / 975 sq ft  
 Utility = 8.1 sq m / 87 sq ft  
 Total = 98.7 sq m / 1062 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Tenure** Freehold

**Price** Asking Price £2,200,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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