



SELLONS AVENUE, LONDON, NW10  
**£850,000 FREEHOLD**

**COMPLETELY RENOVATED, THREE DOUBLE  
BEDROOM, END OF TERRACE VICTORIAN HOME  
WITH SCOPE FOR EXTENSION.**

Kensal & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)





## LOCATION:

Sellons Avenue is a 'go to' destination as it has easy access to Roundwood Park for family days out or walking the dog and to Willesden Junction transport hub with Bakerloo Line London Underground, London Overground and National Rail links. Recently there have been some great little shops bars and restaurants popping up in the vicinity so this street along with Harlesden Gardens and Springwell is up there in popularity with buyers.



**Winkworth**



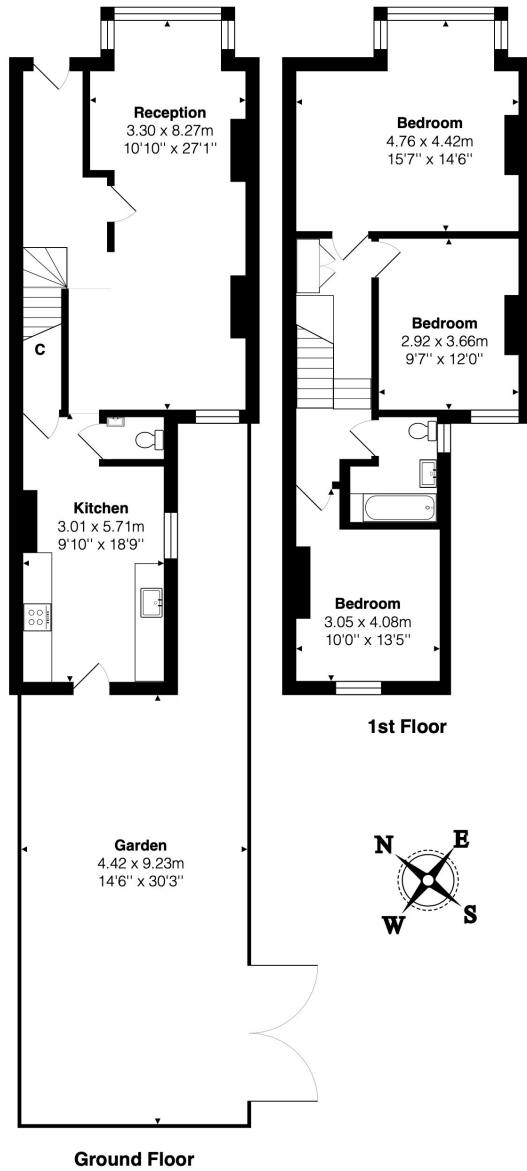


## DESCRIPTION:

This is a wonderful family home, located well to amenities, transport links and Roundwood Park. The property has great kerb appeal and comprises of a through reception and dining room to the front, with kitchen breakfast room to the rear, providing direct access to the South West facing garden. There is also a guest WC on the ground floor.

On the first floor, there are three spacious double bedrooms and fully tiled main family bathroom. The property has been fully renovated and is offered chain-free. The house further benefits from extension potential on both the ground floor in to the side return area and a loft conversion (STPP). Viewing of this property comes highly recommended.

**Winkworth**



Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(54-68)	D	55	
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

**Winkworth**

winkworth.co.uk

See things differently

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.