



## Wrentham Avenue, NW10

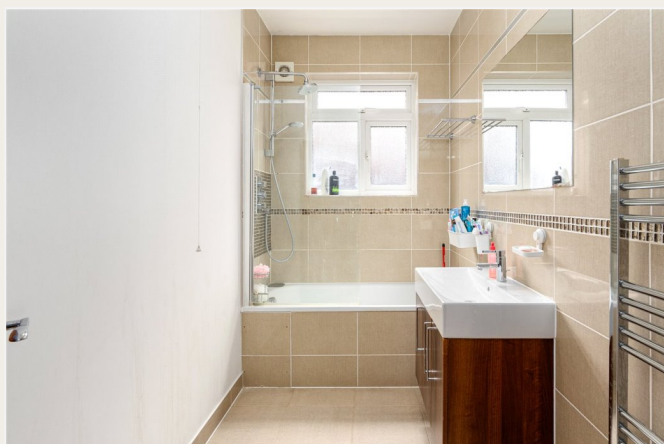
£850,000 *Leasehold*



A superb, three bedroom, 1,238 sq.ft maisonette very close to Queen's Park and local amenities

### KEY FEATURES

- 1238 SQ. FT.
- GREAT LOCATION
- MAISONETTE
- THREE BEDROOMS
- CLOSE TO QUEEN'S PARK
- POTENTIAL TO EXTEND (STC)



**Kensal Rise & Queens Park**

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## DESCRIPTION

Step into this charming and generously proportioned three-bedroom maisonette, perfectly positioned on the first floor of a purpose-built 1950s development. Boasting an impressive 1,238 sq. ft. of living space, this home seamlessly blends mid-century character with modern comfort. From the moment you enter, you'll be struck by the sense of space and light.

The expansive reception room offers a welcoming retreat, ideal for relaxing or entertaining. The eat-in kitchen is perfect for family meals or hosting friends, with ample storage and workspace. Three well-sized bedrooms provide flexible living options, whether you need a peaceful sanctuary, a stylish guest room, or a dedicated home office. With its solid 1950s construction, high ceilings, and well-planned layout, this maisonette delivers a wonderful home close to Queen's Park.







## LOCATION

Queen's Park, located in northwest London, is a vibrant and family-friendly neighbourhood known for its rich history, abundant green spaces, and excellent amenities. At its heart lies the 30-acre Queen's Park, a Victorian-era park offering tennis courts, a pitch and putt course, a children's playground, and a café, along with hosting community events such as Queen's Park Day and the Queen's Park Book Festival. The neighbourhood features a lively local scene with independent shops, restaurants, pubs, and cafés, particularly along Salusbury Road and Chamberlayne Road, as well as a weekly farmers' market and reputable schools, making it especially appealing to families.

Transport links are excellent, with Queen's Park station served by the Bakerloo Line and London Overground, providing direct routes to central London, while Kensal Green station offers further connectivity. Combining a strong sense of community with urban convenience, Queen's Park is an attractive option for prospective buyers.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP230266>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Leasehold

**Council Tax Band:** D

**EPC rating:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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