



Harlesden Gardens, London, NW10

£785,000 *Freehold*



An attractive and well-presented three double bedroom family home with South-West facing garden and future scope to extend (STPP) with no upper chain.

KEY FEATURES

- THREE DOUBLE BEDROOMS
- FREEHOLD
- POTENTIAL TO EXTEND (STPP)
- 50FT SOUTH-WEST FACING GARDEN
- RECENTLY REDECORATED THROUGHOUT
- BRAND NEW FLOORS AND CARPETS
- SHORT WALK TO ROUNDWOOD PARK
- CLOSE TO BAKERLOO LINE & OVERGROUND



Kensal Rise & Queens Park

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DESCRIPTION

We are pleased to offer this three double bedroom family home, well located to transport links and amenities of Harlesden. The ground floor of the property comprises of a formal reception room and separate dining room. These two rooms can be opened up to create a larger through space. To the rear of the property is a spacious kitchen and breakfast room, with direct access on to the garden. The kitchen units have recently been freshened up, with the addition of new floors.

The garden is lawned to the centre with flower beds to the sides and decked area off the kitchen - ideal for BBQs

and garden furniture. As the garden is South-West facing, it is a great sun trap.

The first floor comprises of three double bedrooms and main family bathroom. The bathroom has recently been renovated and is a tiled, three piece suite.

The entire property has been recently benefitted from a redecoration with Farrow & Ball paint throughout, as well as new floors and carpets.

The property lends itself to potential for extension, similar to neighbouring properties. There is scope to do a ground floor single story side and rear extension, as well as a loft conversion.





LOCATION

Harlesden Gardens is a charming tree lined street in NW10. Popular with families, professionals and creatives, it offers the perfect balance between peaceful residential living and easy access to the best of London life. Willesden Junction Station is within walking distance, providing excellent transport links via the Bakerloo Line and London Overground services. Central London can be reached in under 30 minutes, while Westfield London in White City is only two stops away, ideal for shopping, dining and entertainment.

Locally, residents enjoy a vibrant mix of independent cafés, shops and amenities. Rubio's Café on Park Parade remains a favourite for coffee and casual dining, while nearby Roundwood Park and King Edward VII Park offer landscaped green spaces, play areas and scenic walking routes. Willesden Sports Centre is also close at hand, with a gym, pool and fitness classes for all ages.

Families are well catered for, with several good schools in the area, including the highly regarded Maple Walk School, a private primary just a short stroll from Harlesden Gardens.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

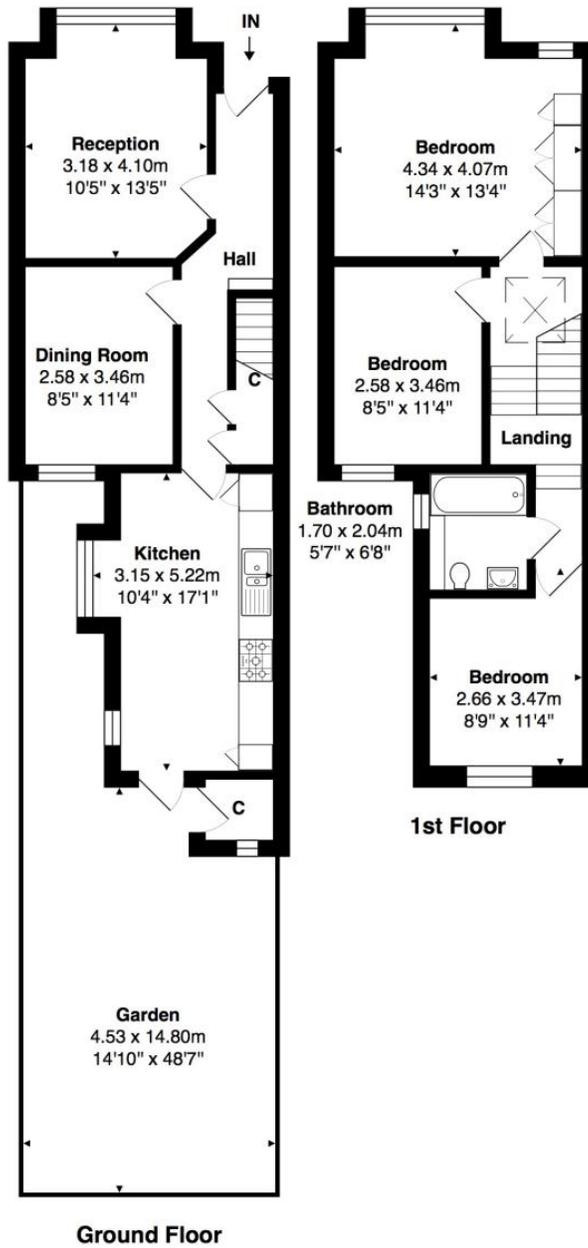
EPC rating: E

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<https://www.winkworth.co.uk/sale/property/KQP260116>

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.



Total Area: 94.5 m² ... 1017 ft² (excluding garden)

All measurements are approximate and for display purposes only

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