



Sellons Avenue, NW10

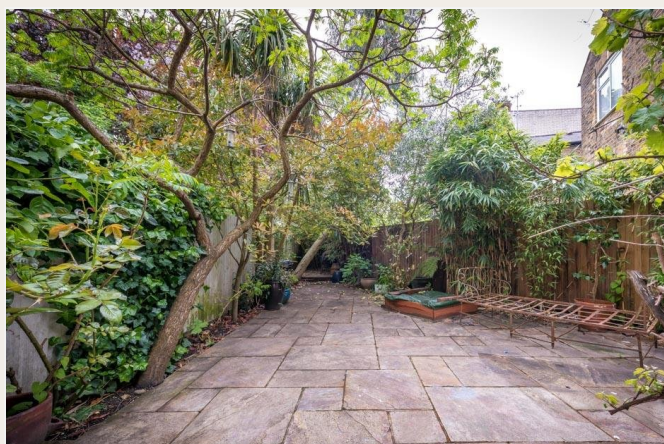
£1,350,000 *Freehold*



A truly unique, semi-detached five bedroom family home with almost 2500 sq.ft of accommodation ideally located on a prime position on Sellons Avenue.

KEY FEATURES

- 2465 SQ.FT
- FIVE BEDROOMS
- LUXURY MASTER SUITE
- OFF STREET PARKING
- PRIVATE GARDEN
- PERIOD FEATURES THOUGHOUT



Kensal Rise & Queens Park

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DESCRIPTION

This fantastic five bedroom house is impressively arranged over three expansive floors, offering a perfect blend of contemporary design and practical family living.

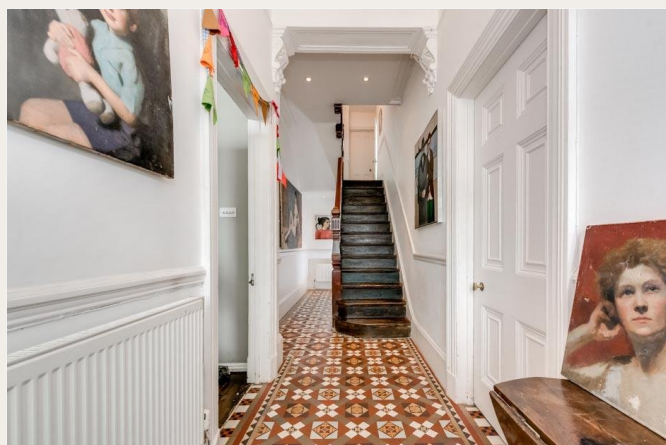
The ground floor features a stylish modern kitchen complete with exposed brickwork and direct access to a fully equipped music studio, ideal for creatives or hobbyists. A spacious double reception room, enhanced by French doors opening onto the rear garden, provides a wonderful space for both relaxing and entertaining. A convenient utility room and a sleek wet room are also located on this level.

On the first floor, you'll find four generous double bedrooms, all beautifully presented, along with a contemporary family bathroom finished to a high standard.

The top floor is dedicated to a superb master suite, featuring a large bedroom, walk in wardrobe, and a luxurious en suite bathroom, creating the perfect private retreat.

Additional highlights include wooden flooring throughout, an off street parking space, and an abundance of natural light throughout the home.

A truly exceptional property that must be seen to be fully appreciated.





LOCATION

Sellons Avenue is a peaceful tree-lined residential street in NW10, popular with families, professionals and creatives. Known for its spacious period homes and strong sense of community, it offers an ideal balance between suburban calm and city convenience.

Willesden Junction Station is just a short walk away, connecting residents to the Bakerloo Line and London Overground. Central London is reachable in under 30 minutes and Westfield London in White City is only two stops away, perfect for shopping, dining and entertainment.

Locally, residents enjoy a growing number of independent cafés and amenities. Rubio’s Café on Park Parade is a neighbourhood favourite for coffee and casual dining. For green space, Roundwood Park and King Edward VII Park provide landscaped gardens, play areas and peaceful walking routes. Willesden Sports Centre is also nearby, offering a gym, pool and fitness classes.

Families are well served with several good schools nearby including the

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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.

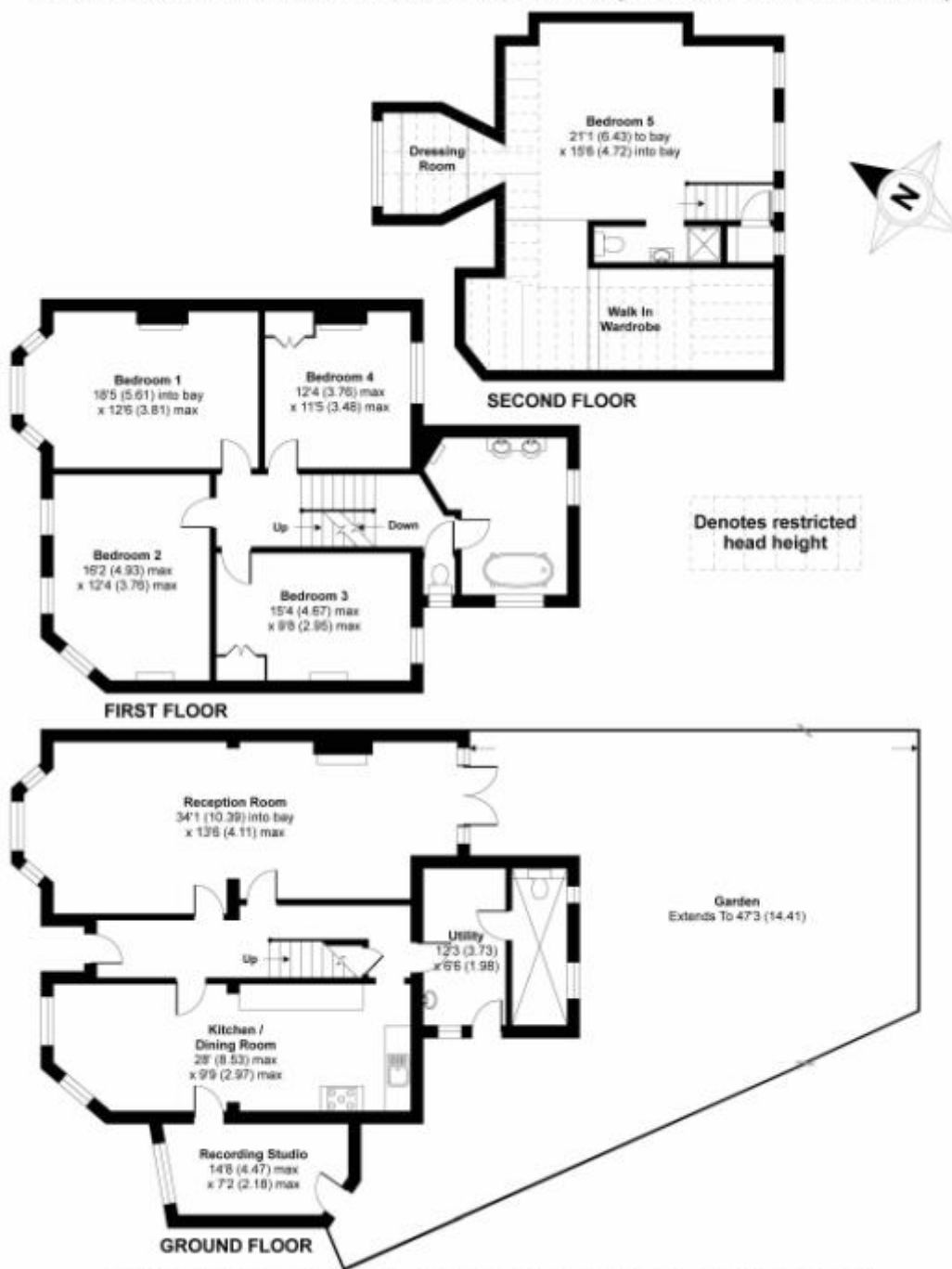
MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Sellons Avenue, London, NW10

APPROX. GROSS INTERNAL FLOOR AREA 2465 SQ FT 229 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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