



MILE



Wrottesley Road, London NW10

£650,000 Leasehold

Welcome to Wrottesley Road: Rarely available and occupying a prime corner position, this exceptional two-bedroom apartment offers the feel of a house with the convenience of apartment living. Accessed via its own private entrance, the property boasts over 840 sq ft of well-proportioned accommodation (excluding the garage), centred around a superb open-plan kitchen and living space designed for modern living and entertaining. What truly sets this home apart is its outstanding outside space. Benefitting from an end-of-terrace position, the impressive private garden enjoys far greater natural light than many would expect, creating a wonderful setting for relaxing, dining and entertaining throughout the year. Further benefits include off-street parking, a private garage, generous room sizes throughout and a long lease, making this a compelling proposition for both owner-occupiers and downsizers alike. Properties offering this combination of space, privacy, parking, garage and substantial garden space are few and far between.

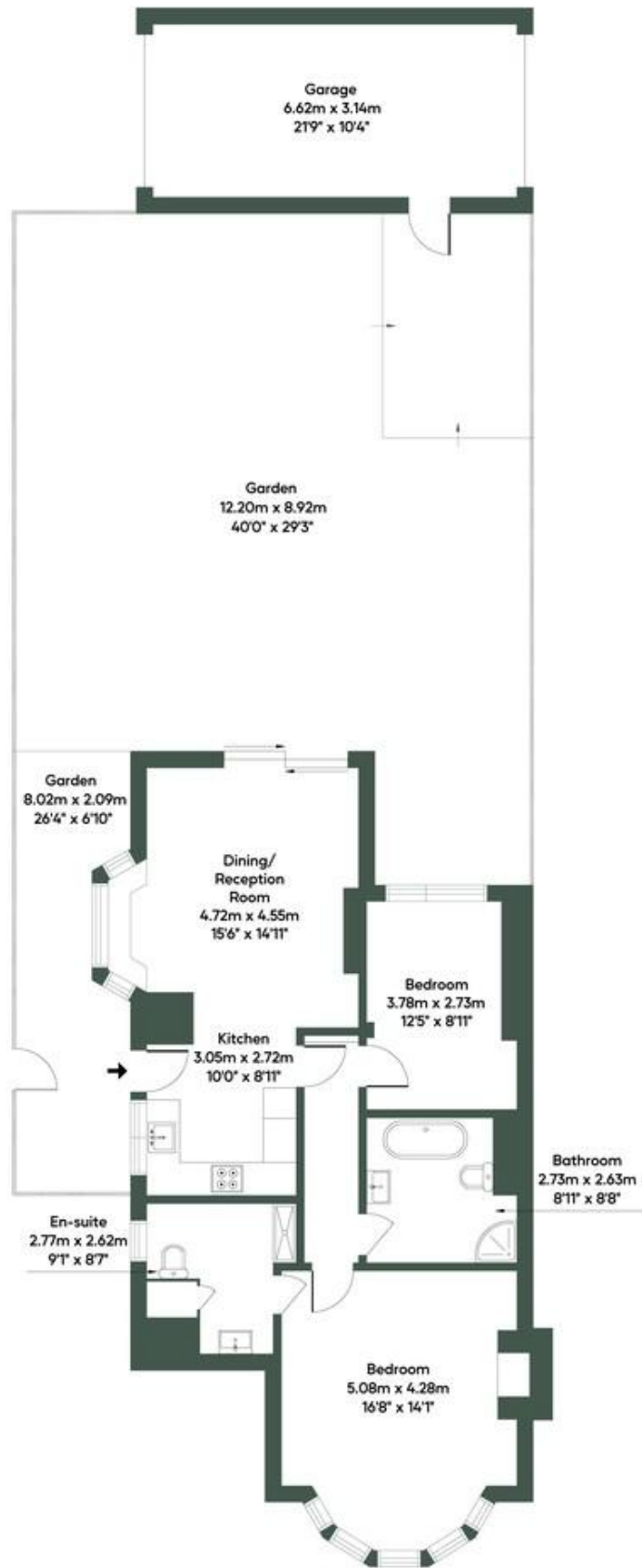
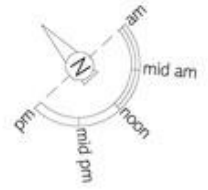
- **Fantastic ground floor maisonette**
- **Two double bedrooms**
- **Well maintained and very wide 35ft garden**
- **Excellent condition**
- **Long lease**
- **Own entrance**
- **Off street parking and garage**
- **Possibility to extend (STPP)**
- **Fantastic location**
- **Close to shops and transports**

WROTTESELEY ROAD, NW10 5UL

Approximate Gross Internal Area = 99.41 sq.m / 1070 sq.ft

(Including Garage)

Garage = 20.78 sq.m / 224 sq.ft



Ground Floor



This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.