



West Ella Road, Harlesden

£499,999

3 Bedroom Period Maisonette With Private Garden



Maisonette With 3 Bedroom Period
Private Garden

Three-bedroom ground-floor maisonette with an amazing private garden at the back that is both magnificent and distinctive. This is ideal for outdoor gatherings. High ceilings and the freehold ownership of both the above and downstairs maisonettes are two further attractions of this period conversion, which will also come with an extended lease.

There is lots of living space with 3 separate bedrooms, a separate reception area, and a well-sized kitchen/diner. Although the property does want some upgrading, it provides great potential and would make a great beginning home for the new owner.

ACCOMODATION

The home has a separate entrance door that leads to a carpeted hallway with doors to the lounge, kitchen/diner, bedrooms, and bathrooms.

The lounge has a double-glazed bay window and plenty of room for furniture.

The kitchen/diner has a lot of potential and flexibility, and it also serves as the main entrance to the backyard.

There is a secluded garden at the back of the house that is mostly paved but nicely kept. For families that need access for bikes, the side entrance is also perfect.

LOCATION

The house is conveniently close to neighbourhood stores and transport options from Harlesden station (on the Bakerloo line). All local services, including a short bus trip and local shopping, are within walking distance of Harlesden High Street

TENURE

Leasehold. 99 years from 25th March 1979
Ground Rent: £50 rising to £150
Additional freehold for both ground floor and 1st floor flat



- ❖ Maisonette
- ❖ 1 Reception
- ❖ Energy Rating : D
- ❖ Garden
- ❖ Freehold of Upstairs and Downstairs Mai
- ❖ Close to Local Amenities
- ❖ 3 Beds
- ❖ 1 Bathroom
- ❖ Council Tax Band C
- ❖ Great Transport Links
- ❖ Period Conversion

Local	Authority	:		Brent
Council	Tax		:	C
EPC	Rating	:		D

Early viewing highly recommended strictly via Homesearch











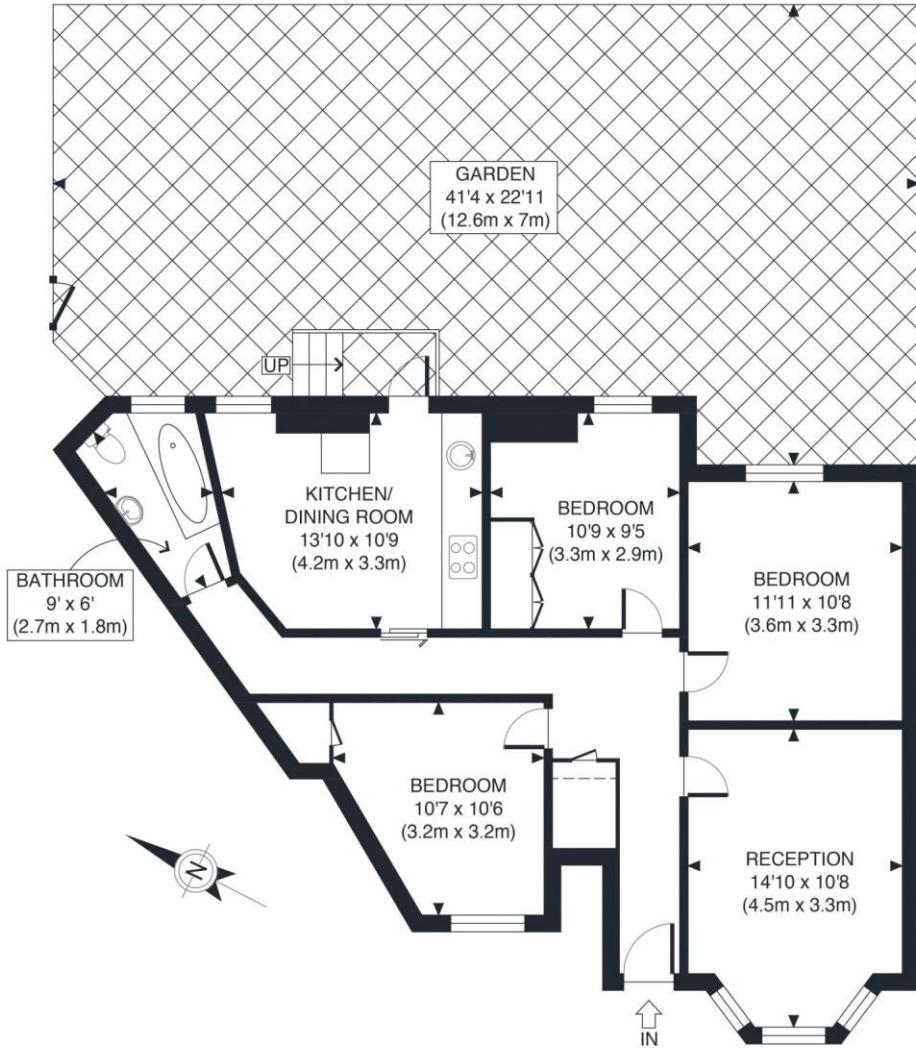








West Ella Road



GROSS INTERNAL
FLOOR AREA 834 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 834 SQ FT / 77 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Performance Certificate

Certificate Number : 2908-3014-7273-3175-7934

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2908-3014-7273-3175-7934>



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