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Churchill&Mathesons

Sellons Avenue, London, NW10 4HH

Asking Price £785,000 Freehold



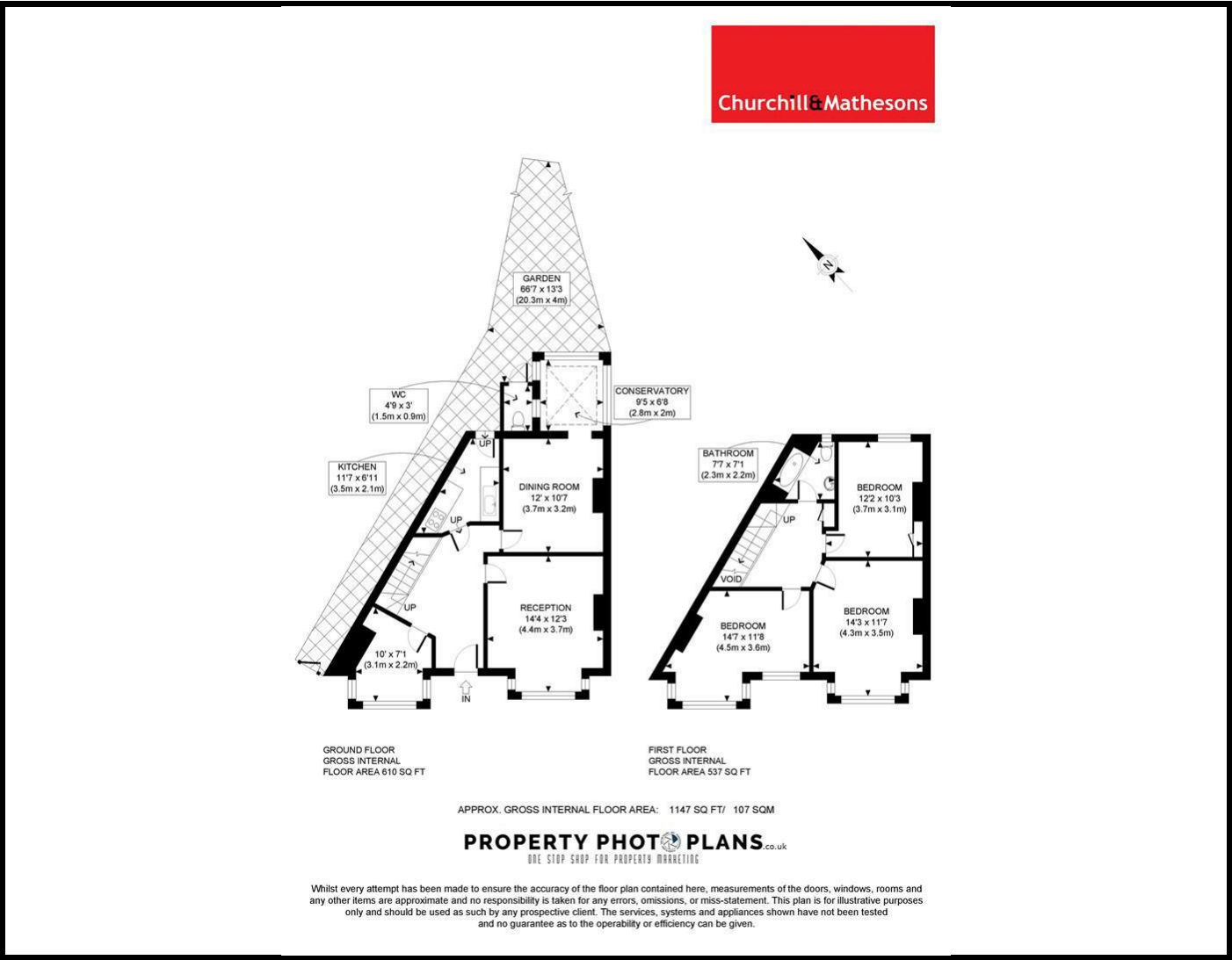
KEY FEATURES:

- DOUBLE FRONTED END OF TERRACE
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- POPULAR TREE LINE ROAD
- GOOD CONDITION THROUGHOUT
- GOOD ACCESS TO RAILWAY & MOTORWAY LINKS
- LOCAL SCHOOLS NEARBY
- VIEWING HIGHLY RECOMMENDED
- OFFER'S 1147 SQ FT OF INTERNAL LIVING ACCOMMODATION
- POTENTIAL TO EXTEND (STPP)

A THREE BEDROOM END OF TERRACE HOUSE situated in this tree line road. The property benefits from THREE DOUBLE BEDROOMS and THREE RECEPTION ROOMS, CONSERVATORY and with the potential to extend (STPP).

The property comprises a entrance hall, lounge, dining room, study/ office area, kitchen, conservatory. first floor landing, three bedrooms and a family bathroom. Outside comprises of front and rear gardens. The total floor area is approximately 1147 SQ FT (107 SQ/M). An internal viewing highly recommended to appreciate the condition and living accommodation throughout.

Sellons Avenue is a popular tree lined road ideally positioned close to all the local amenities of Harlesden and within easy reach of a wide selection of shops, bars and restaurants. The open spaces of Roundwood Park are only a short walk away as is Maple Walk and Leopold Primary Schools. The nearest station is Willesden Junction (Bakerloo Line - Overground- Zone 2). London Borough of Brent. Council Tax Band E.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.