



WRENTHAM AVENUE, LONDON, NW10
£895,000 LEASEHOLD

**A SUPERB, THREE BEDROOM, 1,238 SQ.FT MAISONETTE
VERY CLOSE TO QUEEN'S PARK AND LOCAL AMENITIES**

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

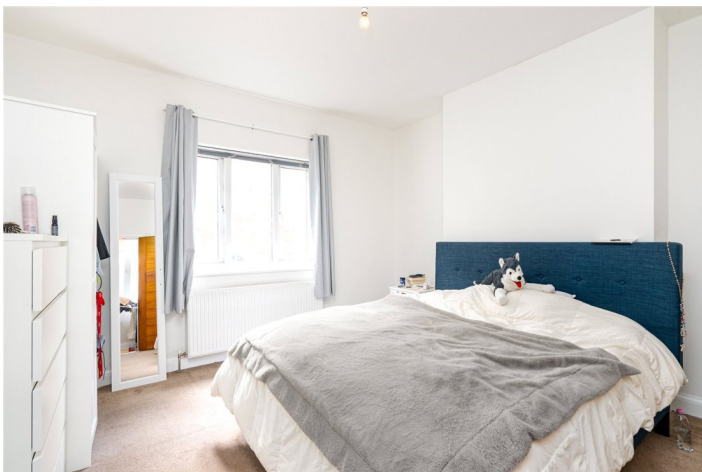
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LOCATION: Queen's Park, located in northwest London, is a vibrant and family-friendly neighbourhood known for its rich history, abundant green spaces, and excellent amenities. At its heart lies the 30-acre Queen's Park, a Victorian-era park offering tennis courts, a pitch and putt course, a children's playground, and a café, along with hosting community events such as Queen's Park Day and the Queen's Park Book Festival. The neighbourhood features a lively local scene with independent shops, restaurants, pubs, and cafés, particularly along Salusbury Road and Chamberlayne Road, as well as a weekly farmers' market and reputable schools, making it especially appealing to families. Transport links are excellent, with Queen's Park station served by the Bakerloo Line and London Overground, providing direct routes to central London, while Kensal Green station offers further connectivity. Combining a strong sense of community with urban convenience, Queen's Park is an attractive option for prospective buyers.



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DESCRIPTION:

Step into this charming and generously proportioned three-bedroom maisonette, perfectly positioned on the first floor of a purpose-built 1950s development. Boasting an impressive 1,238 sq. ft. of living space, this home seamlessly blends mid-century character with modern comfort. From the moment you enter, you'll be struck by the sense of space and light. The expansive reception room offers a welcoming retreat, ideal for relaxing or entertaining. The eat-in kitchen is perfect for family meals or hosting friends, with ample storage and workspace. Three well-sized bedrooms provide flexible living options, whether you need a peaceful sanctuary, a stylish guest room, or a dedicated home office. With its solid 1950s construction, high ceilings, and well-planned layout, this maisonette delivers a wonderful home close to Queen's Park.

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GROUND FLOOR
ENTRANCE

FIRST FLOOR

WRENTHAM AVENUE
NW10

GROSS INTERNAL FLOOR AREA 115 SqMtrs (1238 SqFt)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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