



BAKER ROAD, LONDON, NW10
£950,000 FREEHOLD

**AN IMMACULATE, BRIGHT AND AIRY, THREE DOUBLE BEDROOM
END-OF-TERRACE VICTORIAN FAMILY HOME LOCATED CLOSE TO
TRANSPORT LINKS AND AN ARRAY OF AMENITIES.**

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

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LOCATION:

Baker Road is well located for easy access to Harlesden Station (Bakerloo & Overground Station) and a short walk from the Grand Union Canal tow path, meaning access by bicycle or foot down to Ladbroke Grove, Golborne Road & Portobello, with Maida Vale & Paddington onwards. The property is also close to the green spaces of Roundwood Park & a few minutes' walk from popular local independent shops & cafes in the area.





DESCRIPTION:

New to the market is this beautiful turn-key Victorian family home, with further potential to extend. The ground floor comprises of two separate reception rooms at the front of the property. The main reception room has a fire place, and large sash bay window. The second reception room is located next to it, allowing for it to be knocked through to make a double length reception room. Both benefit from high ceilings and stunning wood floors, continuous throughout the ground floor. The kitchen is located to the rear of this property which is modern with integrated appliances, as well as ample counter top and cupboard storage space. The kitchen has been extended, which is now the dining area with bi-fold doors opening up on to the raised deck and garden beyond. The garden is lawned with storage shed at the end. The raised deck makes for an ideal spot for garden lounge furniture and BBQ's/entertaining friends and family. There is also a guest w/c on the ground floor. On the first floor, there are three spacious double

bedrooms, with the principle room being the full width of the house.

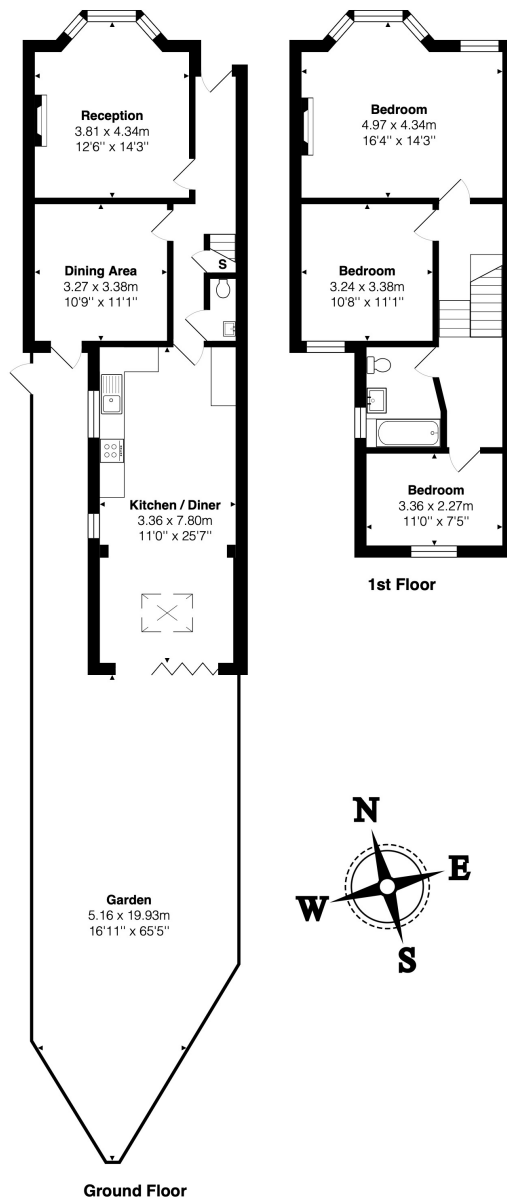
The main family bathroom is fully tiled with modern fittings.

The house still has further potential to convert the loft space to create an additional bedroom and bathroom/en-suite, as well as extending in to the side return area on the ground floor to open up the kitchen further.

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Total Area: 116.6 m² ... 1255 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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		83
(69-80)	C	72	
(55-68)	D		
(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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