



Ambleside Road, NW10

£750,000 *Freehold*



Three bedroom, mid-terrace Victorian family home, benefitting from for a new owner to add their own stamp to and potential to extend (STPP).

#### KEY FEATURES

- FREEHOLD
- NO UPPER-CHAIN
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO LOCAL SCHOOLS
- SHORT WALK TO ROUNDWOOD PARK
- WALKING DISTANCE TO TUBE & OVERGROUND



Kensal Rise & Queens Park

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### DESCRIPTION

This well presented three bedroom home, offers a great opportunity. With the ability to extend on the ground floor and in to the loft space, there is scope to transform the space by adding significant square-footage STPP. The property currently comprises of two separate facing reception rooms with additional dining room. There is a ground floor shower room, and utility room to the rear, which will typically be the kitchen. There is direct access on to the garden via the kitchen and dining room, as well as off the hallway.

On the first floor, you will find three double bedrooms, kitchen and W/C.

The property is offered to the market with no-upper chain.

TENURE - FREEHOLD

COUNCIL TAX - BRENT (BAND D)





### LOCATION

Amleside Road is an attractive and popular street, benefitting from being near to the open green spaces of Roundwood Park. Willesden Junction, Dollis Hill and Willesden Green Tube and Overground Stations also offer excellent transport links in and out of town via the Bakerloo, Jubilee and London Overground services. There are an array of amenities and a number of schools within easy access making this a popular location for families.

For more information, scan the QR code or visit the link below



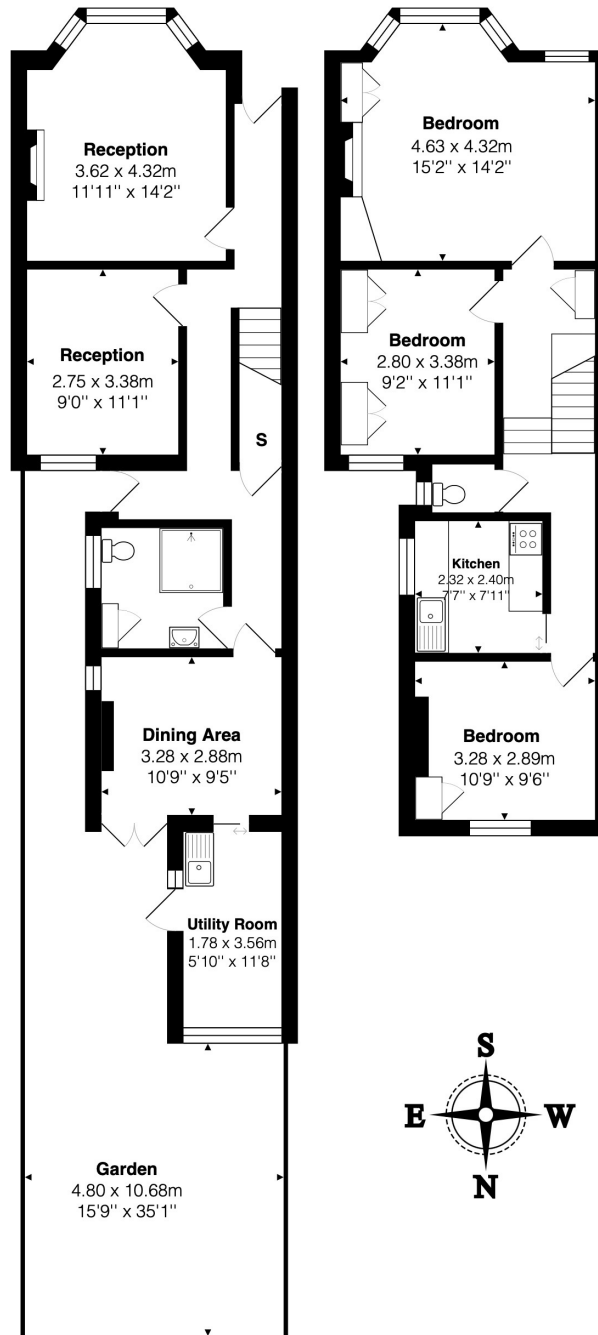
<https://www.winkworth.co.uk/sale/property/KQP250143>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D (BRENT).  
**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 117.7 m<sup>2</sup> ... 1267 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

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