



## Wakeman Road, NW10



3



2



1



1391.00  
sq ft



E

As Sole Agents Camerons Stiff are pleased to bring to the market For Sale this three bedroom Victorian house situated within this highly popular and sought after location in Kensal Rise and near to Queen's Park.

Offering 1391 sq ft of well laid out accommodation, this extended property comprises of two reception rooms with original feature fireplace, kitchen, large dining room which leads to the 17 ft garden and a utility room. There is an abundance of light throughout and high ceilings. The First Floor offers three large bedrooms and W/C. The house could be a fantastic project for a discerning family to design and build a house to their own taste. Planning permission has been granted to extend the side and the loft. The house will be 5 bedroom after the extension work totalling 1,817sqft excluding eaves.

Located on a quiet residential street within the popular Kensal Triangle close to a variety of local shops, bars and delis on Chamberlayne. Great transport links are within easy reach of Kensal Rise Overground, Kensal Green (Bakerloo-Zone 2) & Queen's Park Station (Overground & Bakerloo Line-Zone 2), whilst also being within walking distance of both Ladbroke Grove and Portobello Road.

- Three bedroom Victorian house
- Spanning 1391 sq ft of living accommodation
- Planning permission has been granted to extend the property
- Situated in the lovely Kensal Rise
- 2 reception rooms, kitchen, dining room and private garden
- Council Tax: Brent (E)

**£969,950 Freehold**



# CAMERONS STIFF & Co.

[www.cameronsstiff.co.uk](http://www.cameronsstiff.co.uk)





# CAMERONS STIFF & Co.

[www.cameronsstiff.co.uk](http://www.cameronsstiff.co.uk)

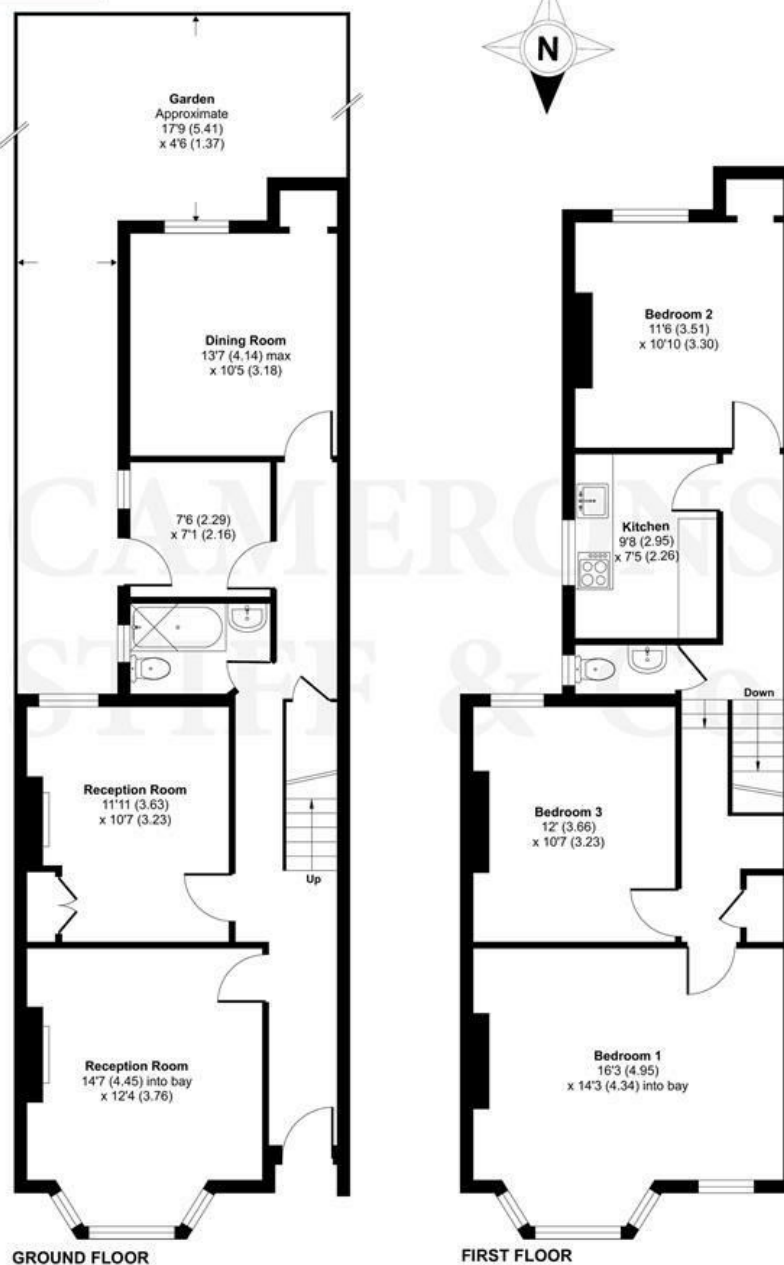


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 86                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

### Wakeman Road, London, NW10

Approximate Area = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2023. Produced for Camerons Stiff & Co. REF: 1020525

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.