



## Minet Avenue, London

### Mid-Terrace House

**Offers in excess of: £900,000**

Offered to the market chain free, this Victorian, three storey terrace house has been beautifully styled and updated to create a family home. Throughout, a careful balance has been struck between highlighting the many classical features, such as the high ceilings, bay windows and stained glass doors, and the clever space saving storage and modern, high-end finishes and appliances. With thoughtful additions, such as the pop up power bank and cupboards in the large kitchen island, and well balanced entertaining and private spaces, the house offers an amazingly flexible opportunity in which to grow. Early viewings are strongly recommended.



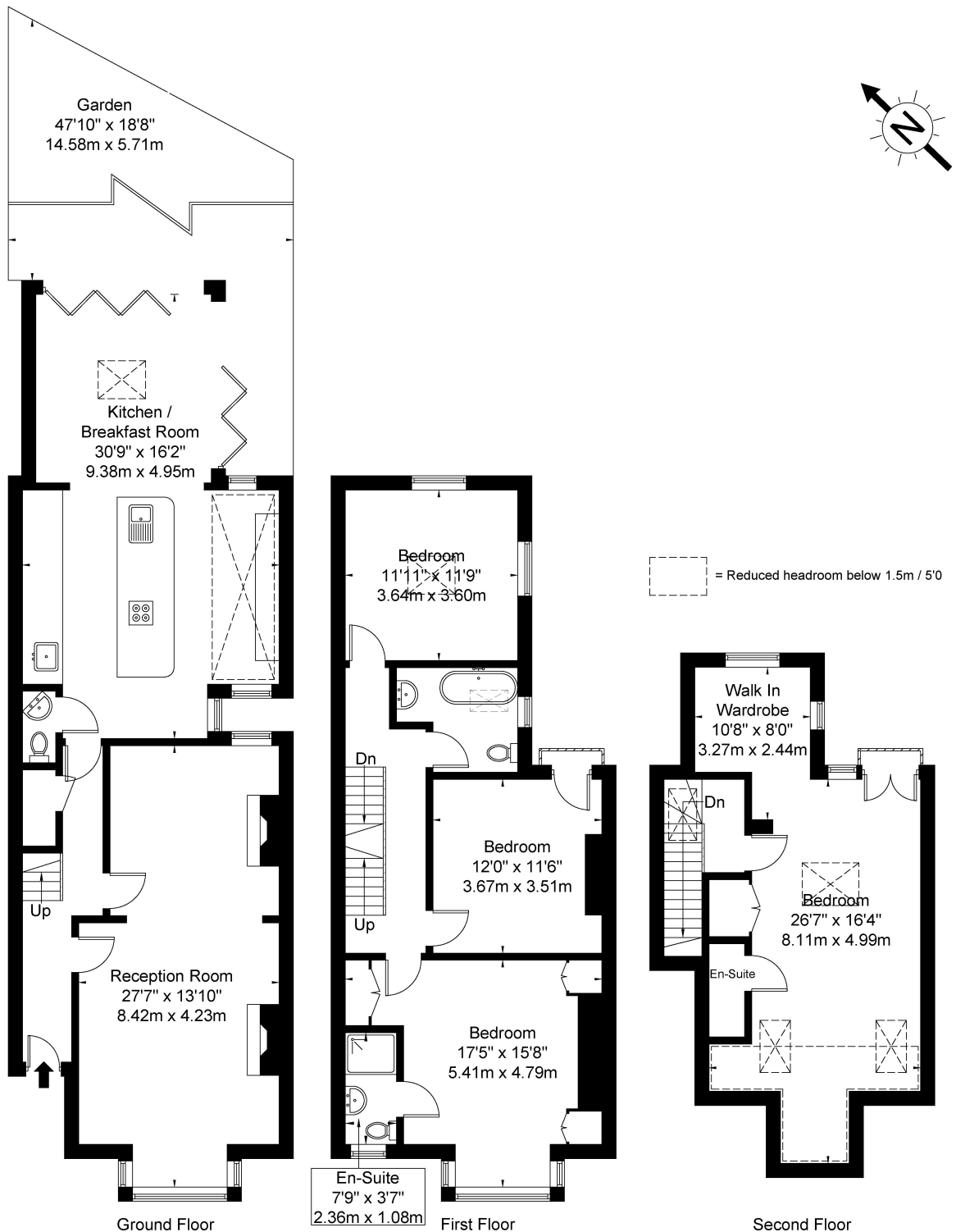


- Freehold terrace house
- Four bed, three bathroom and a separate WC
- Fully renovated and refurbished
- Classical features
- Modern finishes, appliances and storage solutions
- Walking distance to Harlesden Station
- Walking distance to Roundwood Park

The downstairs is split between a spacious living and dining room and an eat in kitchen that opens up via the dual, wrap around bi-fold doors into the bright, private garden. Upstairs, the bedrooms have been fitted with an abundance of built in storage and thanks to the sky lights and large windows they are all flooded with natural light. The top floor master suite benefits from its own en-suite as well as a full walk in closet. Thanks to the openness of the space and well balanced sizes of the rooms, the whole house offers a flexible layout which can be adapted over the years to a variety of arrangements to suit any changing and growing needs.

# Minet Avenue, NW10 8AR

Approx Gross Internal Area = 194.8 sq m / 2097 sq ft



Ref

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# Westways



**Tenure:** Freehold

**Gross Internal Area:** 2097

**Local Authority:** Brent London Borough Council  
**Council Tax Band:** E

**EPC Rating:** C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Minet Avenue is a quiet, tree lined residential street just off Acton Lane, which provides an array of local independent and national branded shops, restaurants, and cafes to explore on the doorstep. A short walk away is Roundwood Park which features a private bowling green and aviary as well as being a Green Flat Park, ensuring an abundance of nearby green space to relax in. The House is within catchment for a range of Ofsted rated Good and Outstanding local schools. Alongside all of this, with both Harlesden Station and Willsden Junction nearby, the house is ideally located to enjoy the extra space on offer whilst still only being a quick train ride into Central London.

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