

# ROUNDWOOD ROAD

Harlesden - NW10

Yale



**HARWOOD**  
ADVISORY

P Permit holders only  
Mon - Fri  
8.30 am - 6.30 pm



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An immaculate recently refurbished, interior designed three-bedroom house measuring 1,513 sq ft, with open green views to the rear.



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On entering the property there is a lovely formal reception room with the original fireplace, next to that another reception room, perfect for a children's playroom.



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Onto the main feature of the house the stunning, fully extended kitchen / family room, leading directly onto the garden. Notable features are, engineered oak floors throughout the ground floor, handmade kitchen, Corston Architectural Detail, Lusso boiling/ filtered water tap, ceramic work tops and underfloor heating.

On the first floor, you'll find the principal bedroom with ample built-in storage, alongside a second spacious double bedroom. To the rear another good size double bedroom. In between a large family bathroom with Mandarin stone tiles, Lusso stone basin and underfloor heating.





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The house has a large garden, natural stone patio, raised wooden deck and grass. A real attraction is not having any houses behind so wonderful open views.



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Roundwood Road is a very quiet residential road, with the green open spaces of Roundwood Park close by and good local transport options, (Bakerloo) and London Overground at Willesden Junction and the (Jubilee) at Neasden/Dollis Hill.

### **Key Points**

Entrance Hall | Two Reception Rooms | Cloakroom | Kitchen/ Dining Room | Principal Bedroom | 2nd Double Bedroom | Family Bathroom | 3rd Double Bedroom | Large Garden

### **Terms: Tenure:**

Freehold

### **Local Authority:**

Brent

### **Council Tax:**

Band E

### **Asking Price:**

£1,000,000

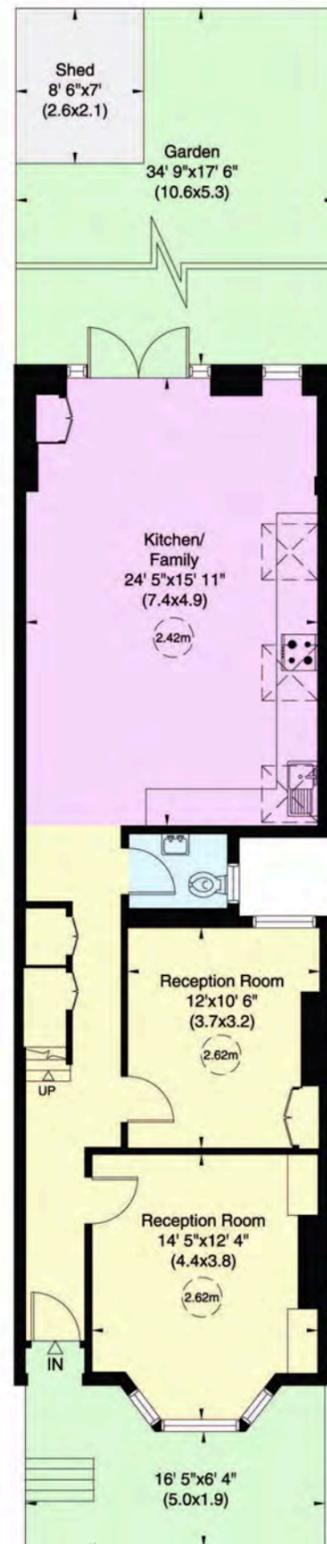


# Roundwood Road, NW10

Approximate Gross Internal Area

141 sq m/ 1513 sq ft

Not to Scale, for identification only



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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For guidance only and must not be relied upon as a statement of fact or used for valuation purposes. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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For more information, contact:

*Sami Robertson*

T: +44 (0) 7748 508 891

E: [sami@harwoodadvisory.com](mailto:sami@harwoodadvisory.com)

*Ollie Blakelock*

T: +44 (0) 7979 692 240

E: [ollie@harwoodadvisory.com](mailto:ollie@harwoodadvisory.com)



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