



VITA
Properties

Wrentham Avenue, Kensal Rise, London, NW10 | £850,000

- 1277 sq ft of light filled accommodation
- Private entrance and full demise of the loft space
- Footsteps to Queens Park
- Large entertaining spaces
- Three double bedrooms
- Perfectly positioned for both Queens Park and Kensal Rise amenities
- Chain free

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Collaborations present this wonderfully spacious three-bedroom home on Wrentham Avenue, NW10.

Located just footsteps from Queen's Park, this maisonette apartment occupies a prime position for anyone wishing to be moments from both Queen's Park and Kensal Rise.

Occupying the entire first floor of a large semi-detached property, the apartment is entered at ground level via its own private front door, leading into a hallway with storage. A wide internal staircase then guides you up to the main accommodation.

Light and space define this 1,277 sq ft home. At the centre, a generous entrance hallway offers the perfect spot for a home study nook, enhanced by a beautiful window with natural light streaming through.

To the rear, a bright kitchen/dining room comfortably seats 8-10 people and features a restored period fireplace. Two double bedrooms, a bathroom, and a separate WC complete this part of the home. At the front, the principal bedroom is complemented by a spacious living room, both benefitting from high ceilings and another restored period fireplace.

The apartment is offered as a chain free sale and also includes the full demise of the loft space, allowing buyers the potential to extend further (STPP and consents).

-  Maisonette
-  Leasehold
-  x 3
-  x 1
-  x 2



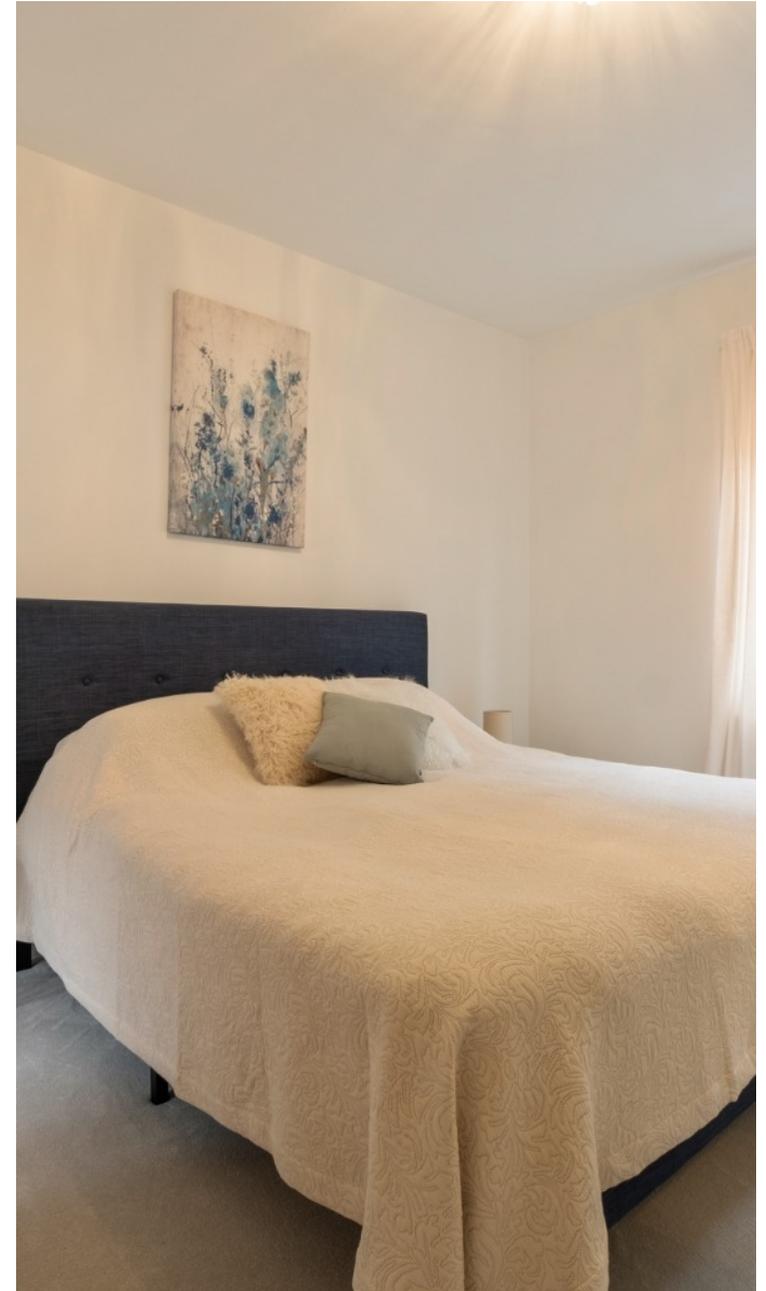
Kate Brookfield

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



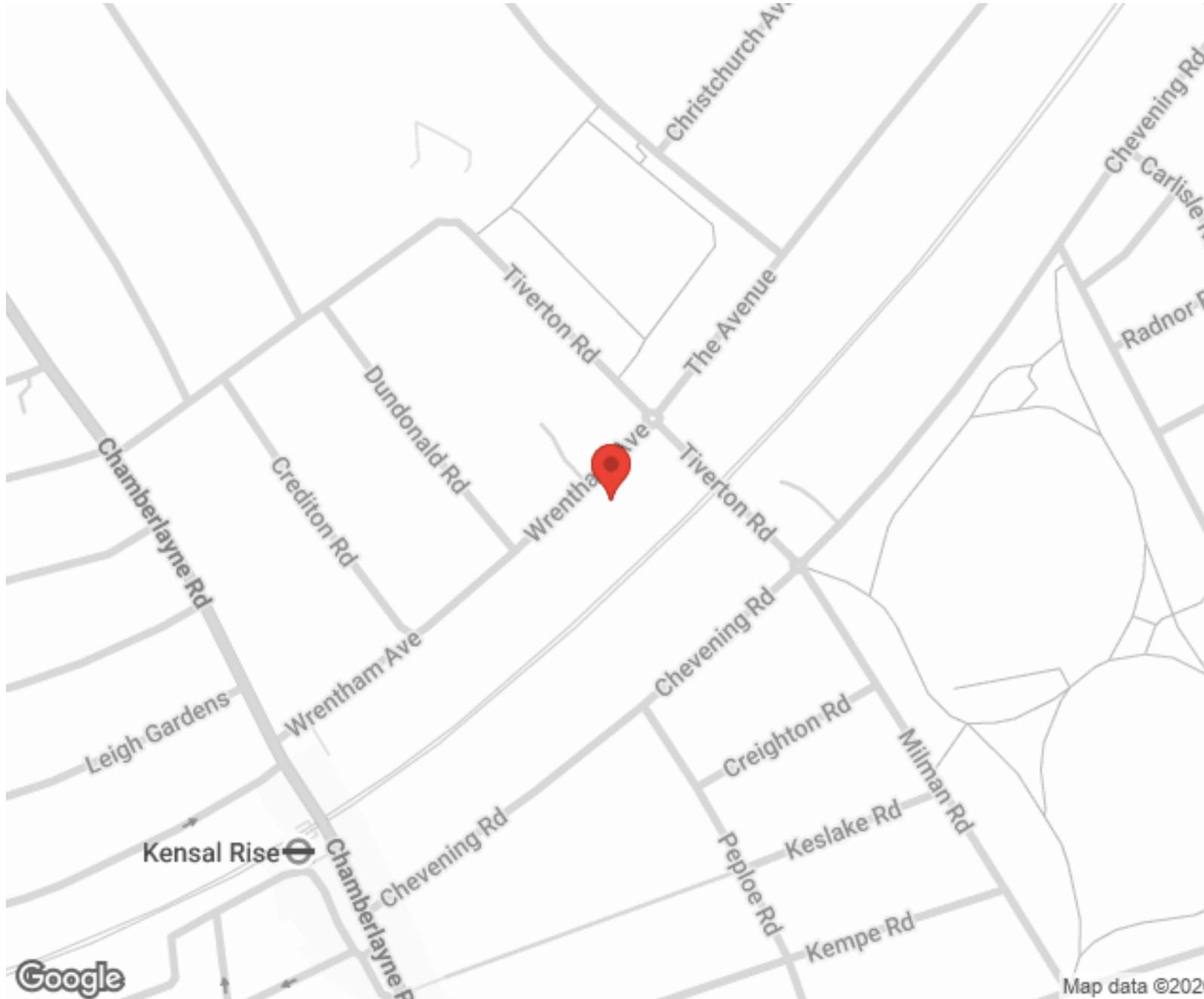
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



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

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4.9 Stars | 132 Reviews

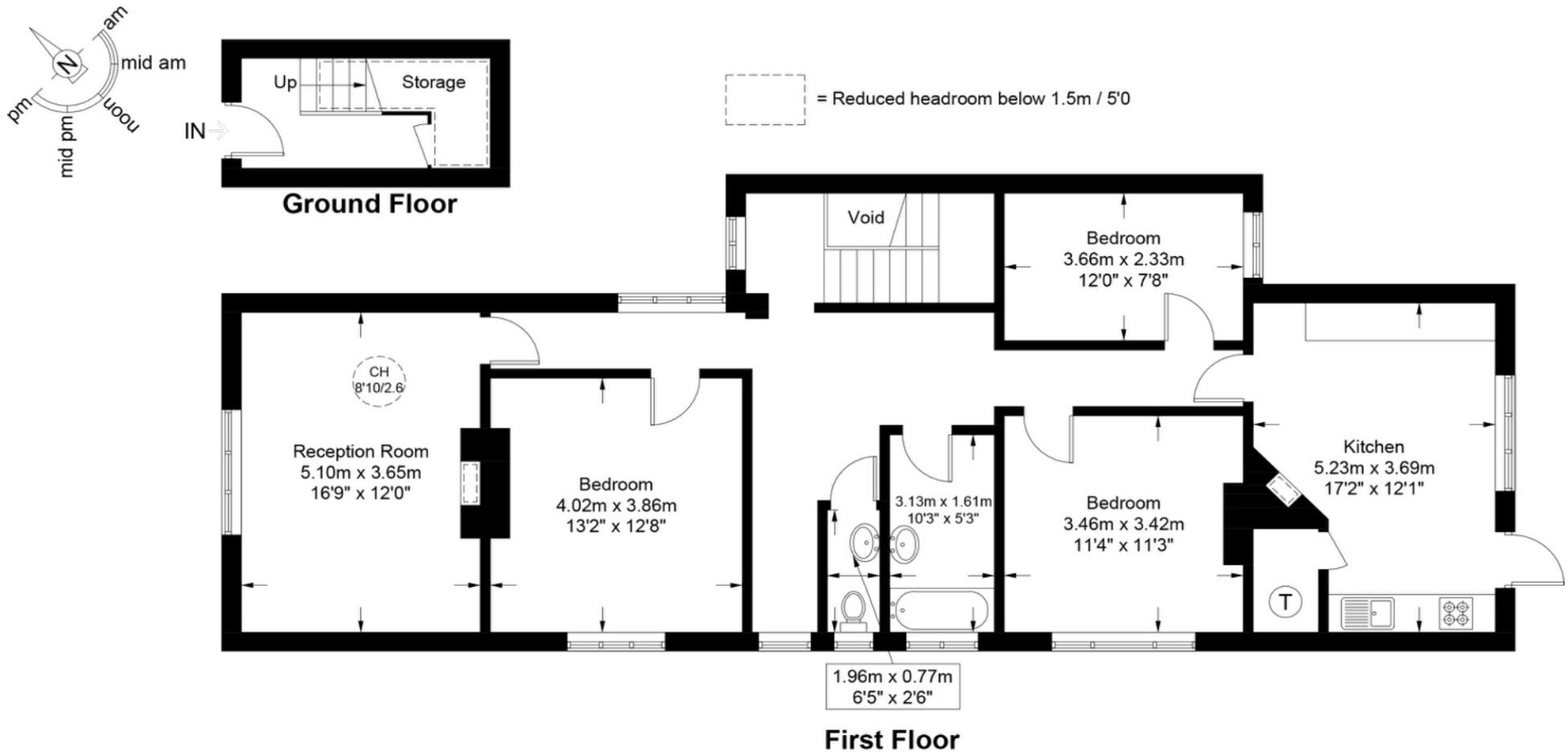
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Wrentham Avenue, NW10

Approximate Gross Internal Area = 1277 sq ft / 118.6 sq m

Restricted Height = 36 sq ft / 3.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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