



LIANA LOPORTO-BROWNE POWERED BY **exp**™ **UK**

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07460 088 110

11 Prout Grove, London

£1,250,000

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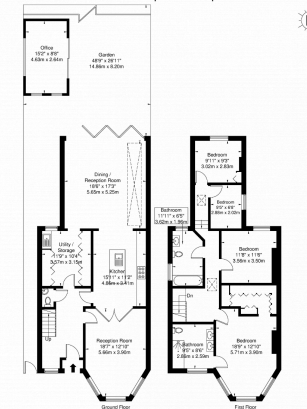
Drenched in natural sunlight, this beautiful Freehold Detached Edwardian home oozes character and charm. It has an imposing entrance hall which leads into a family kitchen with breakfast island, hot tap, Miele appliances and pantry, the reception room has a large ornamental wood burning fireplace. The cleverly designed utility room enjoys plenty of storage can be accessed from the hallway or the huge living room with plenty of space to entertain and enjoy large family dinners, this leads onto the lovely garden which has a large garden studio providing the perfect WFH space. There is a guest WC. Further benefits - The property is fully alarmed and has underfloor heating and electric blinds. An ornate staircase leads upstairs where one finds 4 bedrooms and a family bathroom. The sumptuous main bedroom suit enjoys a stunning bay window, an enviable walk in wardrobe and large en-suite bathroom. There are 3 further bedrooms and a family bathroom.





Prout Grove NW10 1PU

Approx. Gross Internal Area = 175.3 sq m / 1887 sq ft
 Office = 12.3 sq m / 132 sq ft
 Total = 187.6 sq m / 2019 sq ft



Ref: P L A N Copyright

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy performance certificate (EPC)

11 PROUT GROVE LONDON NW10 1PU	Energy rating E	Valid until: 13 April 2031 Certificate number: 6385-3834-1648-2399-6385
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Property type	Detached house
Total floor area	190 square metres

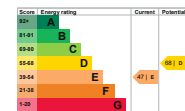
Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on exemptions](https://www.gov.uk/guidance/energy-ratings-and-exemptions) on the regulations. <https://www.gov.uk/guidance/energy-ratings-and-exemptions>

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

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