

# \$2,375,000 - 10852 Wellworth Avenue, Los Angeles

MLS® #25519834

**\$2,375,000**

3 Bedroom, 4.00 Bathroom, 2,010 sqft

Residential on 0 Acres

N/A, Los Angeles,

Situated on an oversized flat lot in a prime location, this single level Traditional home offers the best in Westwood living. This beautiful residence, bathed in natural light throughout, has been lovely maintained and updated over the years with an eye toward style and convenience. The modern open floor plan greets you immediately as you step through the convivial formal entry into a large living and dining area featuring a decorous fireplace and bordered by windows on multiple sides letting the sun in from every angle. The great room opens into a modern, gourmet kitchen with warm custom wood cabinetry, stainless steel appliances, granite countertops, and cozy breakfast area. Warm hardwood floors lead on to a private bedroom wing including two family bedrooms, each with their own bath, and a large primary bedroom suite with spacious closet, sumptuous bath, and French doors leading to a private patio and the yard beyond. In addition, there is a warm den or family room with fireplace, library hallway, more French doors and access to a convenient powder room. The rear of the house opens to a lovely upper patio area perfect for a morning coffee or evening aperitif with just a step down to a sweeping grassy yard with fruit trees and large detached garage. In addition, the home has updated systems including central heat and air conditioning. This truly incomparable home is conveniently located mere minutes from Westwood Blvd shops and restaurants, UCLA



campus, Westwood village stores, Century City offices, Tony Westfield mall and is in the award-winning Fairburn elementary school district.

Built in 1937

## Essential Information

MLS® #	25519834
Price	\$2,375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,010
Acres	0.16
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	James Bremner
Listing Office	Compass

## Community Information

Address	10852 Wellworth Avenue
Area	C05 - Westwood - Century City
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90024

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Door-Multi
# of Garages	2
Garages	Driveway, Garage, Door-Multi
View	None
Pool	None

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Dryer, Washer, Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	43
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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