

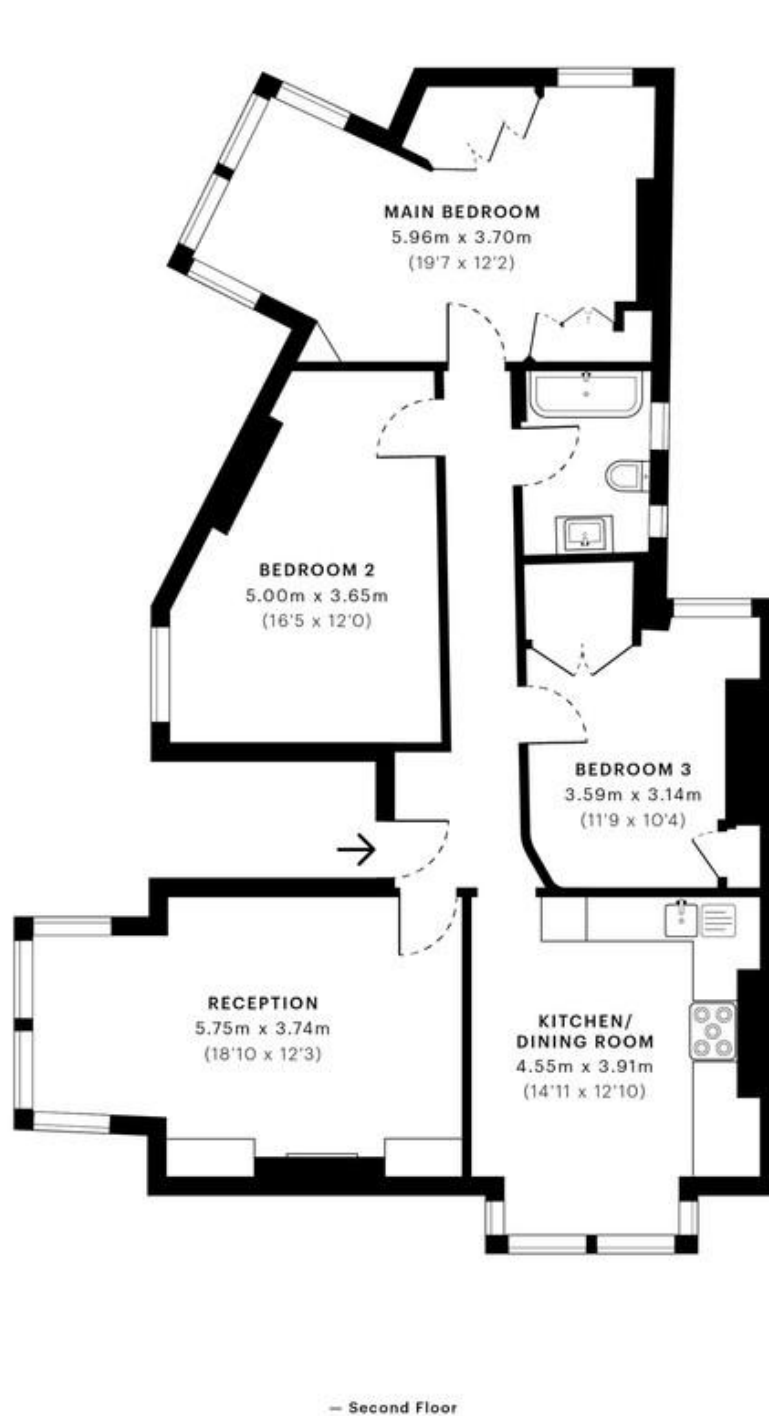


St. Johns Avenue, London NW10

£1,900 pcm

mile... are excited to bring to the market to let this incredibly three bedroom apartment of over 1000 sq ft. Situated on the top floor this amazing corner period property boasting 1,000 sq ft of living space. Comprising of a 18ft reception room with bay windows leading to the great contemporary fully fitted kitchen, again with bay windows, three double bedrooms and a three piece bathroom. The apartment benefits from double glazed windows, a combination of original wood floor boards and carpet throughout, and an abundance of light and storage space. Offered unfurnished and available now. St Johns Avenue is ideally positioned close to all the local amenities of Harlesden is within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk school and Roundwood Park open space are only a few minutes' walk from the property. Short walk to Harlesden tube (Bakerloo line/Overground).

- Top floor apartment
- Three double bedrooms
- Spoilt for light
- Over 1000 sq ft
- Open plan kitchen living area
- Excellent condition
- Available now
- Built in wardrobes in bedrooms
- Short walk to open green space of Roundwood Park
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
97.58 sqm / 1050.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
90.92 sqm / 978.65 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 96.42 sqm / 1037.86 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.