



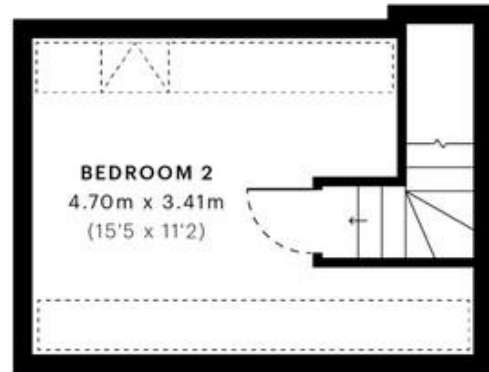
Scrubs Lane, London NW10 £400,000 Leasehold

mile... are delighted to bring to the market this three bedroom split level apartment in NW10. This great apartment of 791 sq ft has been well maintained by the current owner. Spanning over two floors, the first floor takes shape of a bright 17ft fully fitted open plan kitchen living area, two double bedrooms and a three piece bathroom. The attic cleverly accommodates a further bedroom which can also be extended further (STPP). The property also benefits from a long lease, sold with a long lease, high ceilings and an abundance of natural light and storage space. Scrubs Lane is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Park Parade, Kensal Rise/Green, Ladbroke Grove and Notting Hill.

- Victorian conversion
- Split level apartment
- Three double bedrooms
- Chain free
- Long lease
- Open-plan kitchen / living-room
- Bright and airy
- Good condition
- Potential to increase attic room (STPP)
- Close to shops and transport



— First Floor



— Second Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
73.57 sqm / 791.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
66.74 sqm / 718.38 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
5.05 sqm / 54.36 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 70.53 sqm / 759.18 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.