



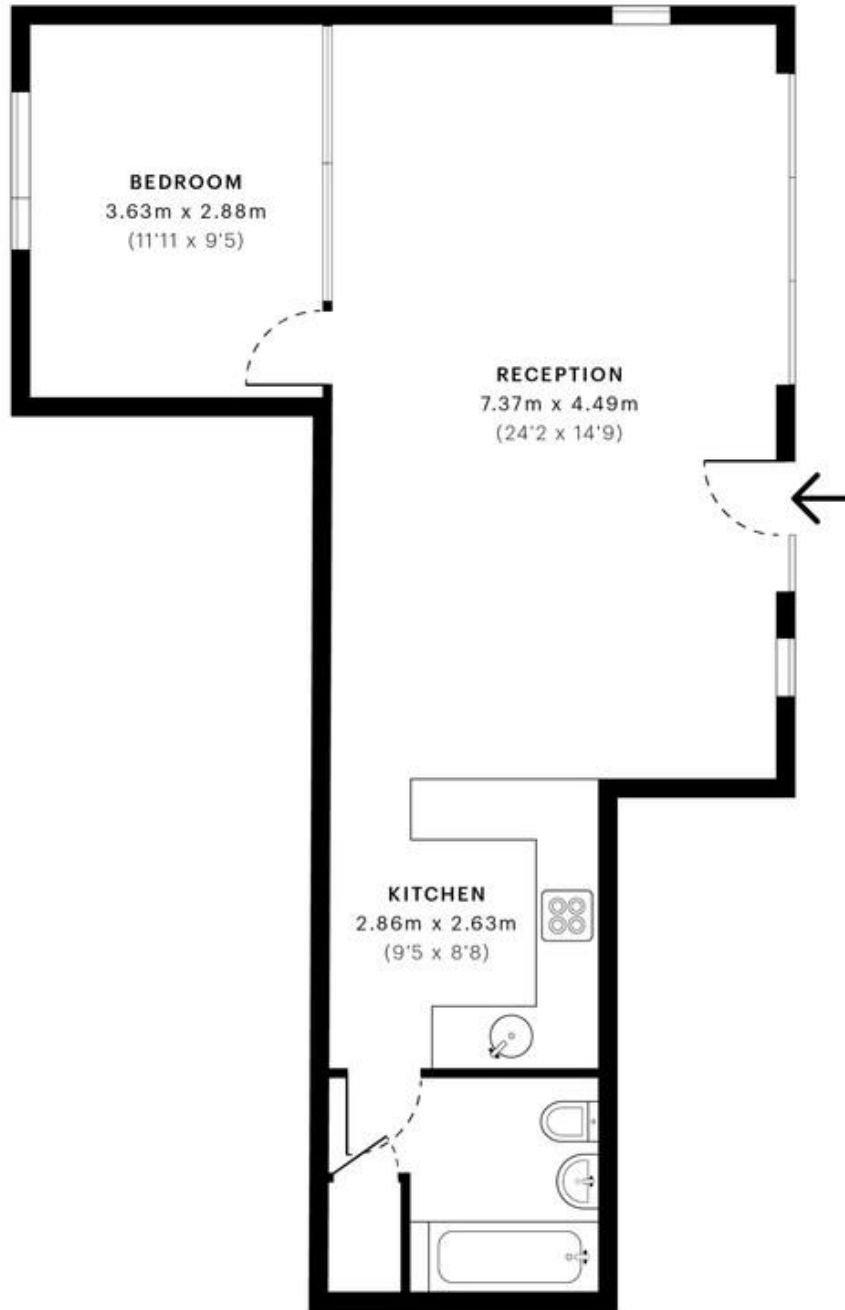
MILE



New Crescent Yard, London NW10 £365,000 Share of Freehold

Mile are delighted to bring to the market this great one bedroom apartment situated on the ground floor of this modern and secure apartment block. Offered in excellent condition, the property comprises of a great 24ft reception room with a contemporary fully fitted open plan kitchen, a double bedroom and a modern bathroom. The property also benefits from double glazed windows, wood flooring, high ceilings and an abundance of natural light and storage space. Sold on a chain free basis with a share of the freehold. New Crescent Yard is a quiet development ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park open space are only a short distance away from the property. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground - zone 2).

- Ground floor apartment
- Modern development
- Share of Freehold
- One bedroom
- Over 600 sq ft of living space
- Chain free
- Good condition
- Great location
- Secure block
- Close to shops and transport



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
56.52 sqm / 608.38 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.72 sqm / 599.77 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 56.52 sqm / 608.38 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.