



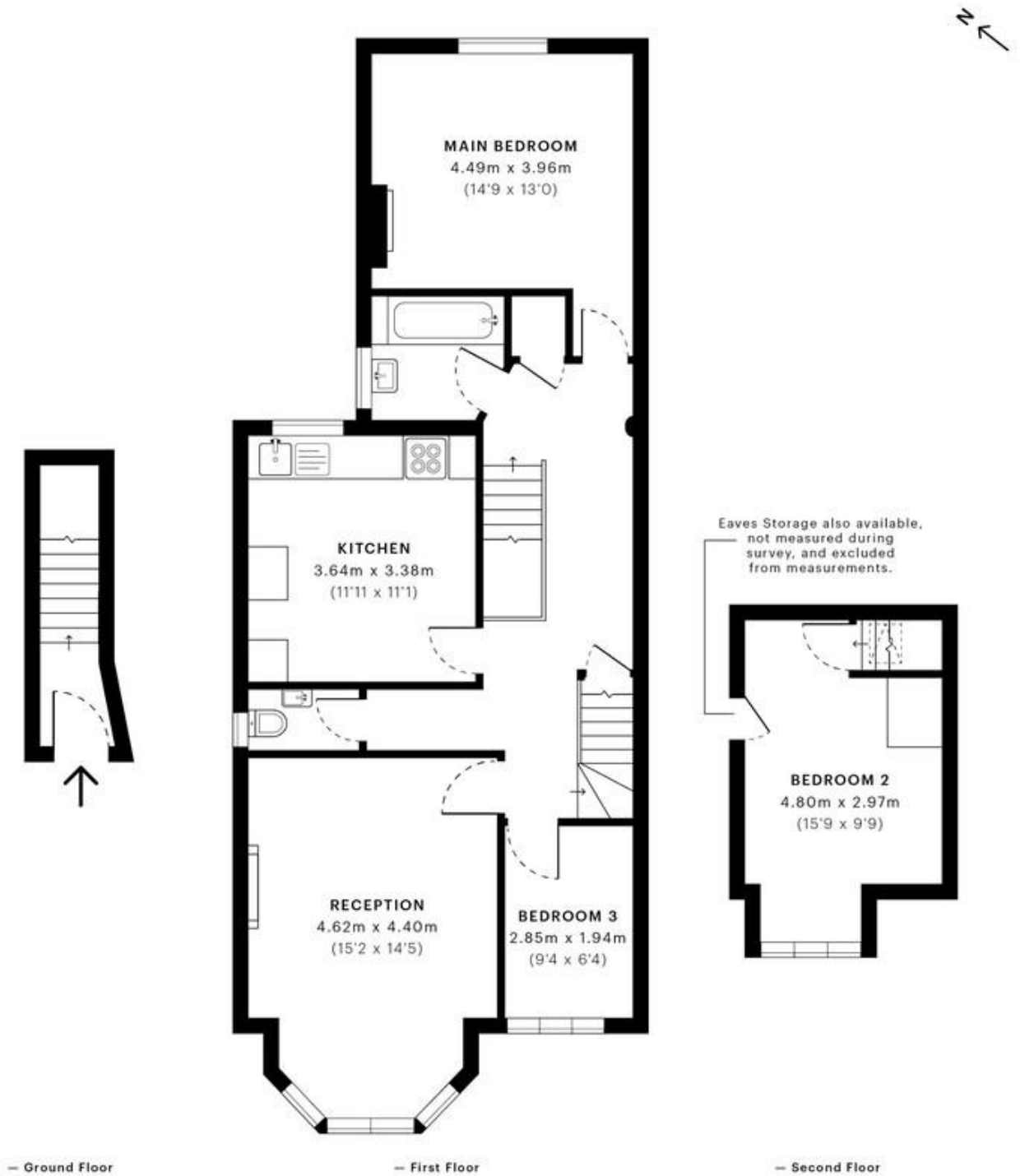
MILE



Melrose Avenue, London £550,000 Leasehold

Mile are pleased to bring to market this great first floor apartment for sale in NW2. This great apartment has been offers great living space across two floors. The first floor compromises of a great double bedroom and further single room, a great reception room with bay windows, grand eat-in kitchen, and bathroom with separate WC. The attic room gives access to a second double bedroom benefitting from a wealth of light. Offered in oood condition, this lovely home benefits from double glazed windows throughout, carpet throughout, high ceilings, an abundance of storage space and lots of natural light. The property is being sold with a long lease and chain free.

- Victorian conversion
- First floor apartment
- Three double bedroom
- 900+ year lease
- Just shy of 1000 sq ft
- Bright and airy
- Chain free
- Short walk to open green space of Gladstone Park
- Quiet residential road
- Close to shops and restaurants



GROSS INTERNAL AREA (GIA)
The footprint of the property
92.85 sqm / 999.43 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
84.65 sqm / 911.16 sqft

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

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

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 89.32 sqm / 961.43 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.