



MILE



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Epcot Court, Kilburn Lane, London W10 £370,000 Leasehold

Mile are pleased to bring to market for sale this great two bedroom apartment in W10. A brilliant two bedroom apartment in great condition occupying the second floor of this secure block. The apartment benefits from two bedrooms, an open plan kitchen living area, a modern fitted kitchen with and a three piece bathroom suite. Offered with a long lease and chain free. Epcot court is located close to the amenities of Chamberlayne Road and it's bars, shops, restaurants and deli's and Salusbury Road is a stones throw away. Transport links include Queens Park and Kensal Green stations (Bakerloo Line) and Kensal Rise (Overground).

- Two bedroom apartment
- Chain free
- Good condition
- Open plan kitchen living area
- Secure block
- Short walk to transport links
- Bright and airy
- Great location
- Short walk to open green spaces of Queens Park
- Close to shops and restaurants

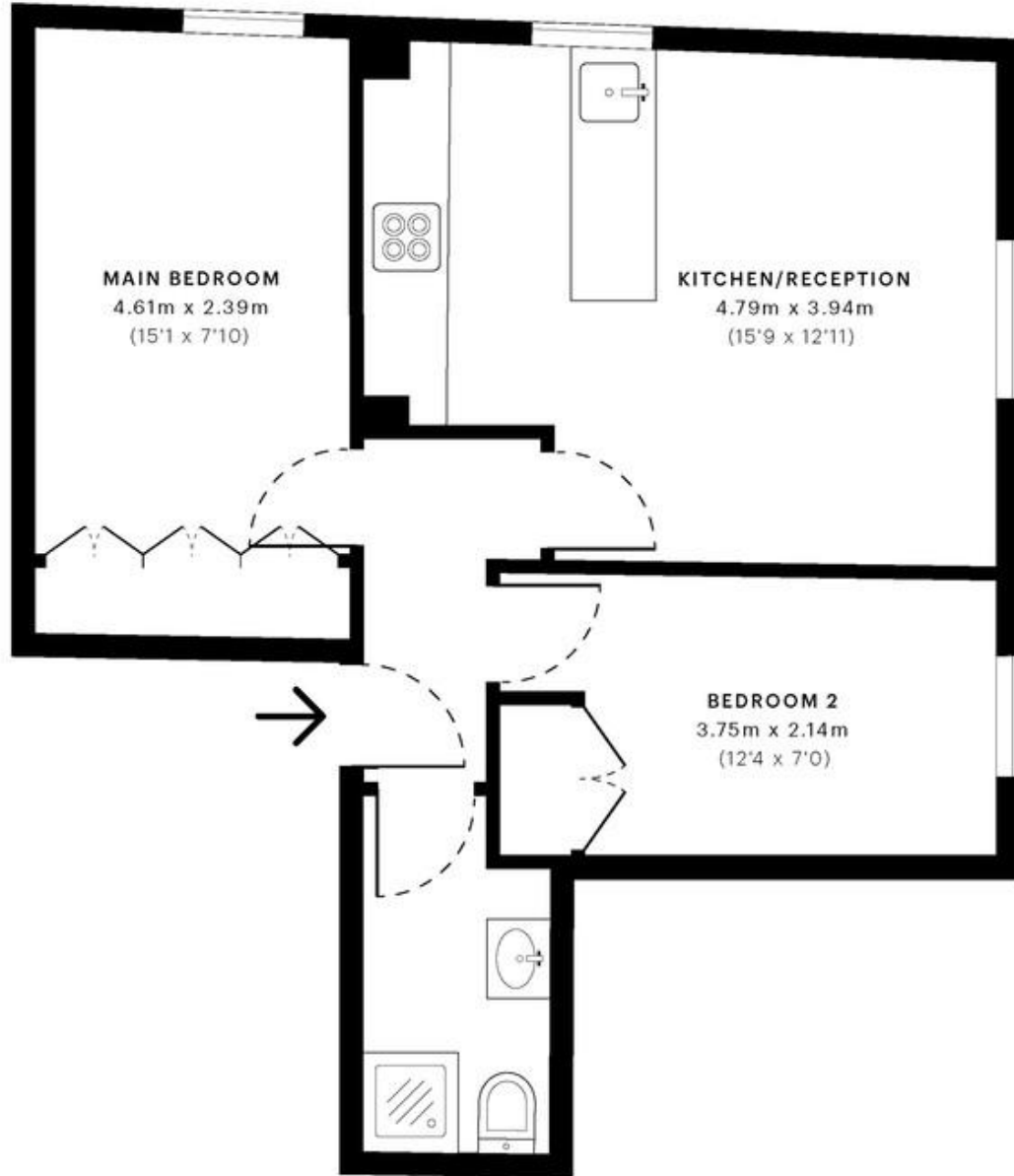


Epcot Court, W10

CAPTURE DATE 21/09/2022 LASER SCAN POINTS 37,650,419

GROSS INTERNAL AREA

44.12 sqm / 474.90 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.12 sqm / 474.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes landings, restricted head height
42.27 sqm / 454.99 sqft

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

RESTRICTED HEAD HEIGHT
Limited open areas under 2.0m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

PNIS 38 RESIDENTIAL - 04/20 sqm / 482.01 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.