



MILE



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Ashdon Road, London NW10 £650,000 Freehold

Mile are delighted to bring to market this truly unique converted former coach house for sale. The property offers well balanced accommodation with modern fixtures and fittings while retaining the charm of this period property. The house boasts a fantastic 25ft reception room with a fully fitted open-plan kitchen, a private walled courtyard garden that can also be used as an off street parking, the double bedrooms with fitted wardrobes and a modern three piece bathroom. This bright and airy property also boasts many original features and is offered in excellent condition. Ashdon Road is situated within close proximity to the open space of Roundwood Park, all the local schools, shopping amenities and bus routes. It is also within easy reach of Willesden Junction station (Bakerloo line and Overground) as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Willesden Junction and Harlesden.

- Converted coach house
- Two bedroom terraced house
- Private courtyard
- Excellent condition
- Juliet balcony from master bedroom
- Many original features
- Unique opportunity
- Short walk to open green space of roundwood park
- Freehold
- Close to shops and restaurants



Ashdon Road, NW10

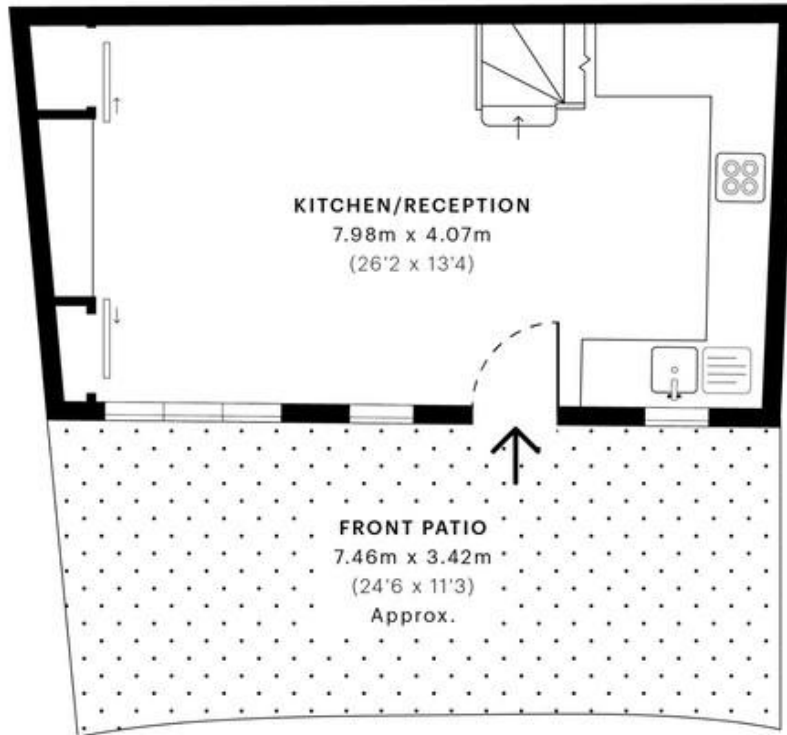
CAPTURE DATE 06/09/2022 LASER SCAN POINTS 56,769,367

GROSS INTERNAL AREA

62.43 sqm / 671.99 sqft





— First Floor



— Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
62.43 sqm / 671.99 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
58.34 sqm / 627.97 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 60.05 sqm / 648.37 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.