



MILE



## Harlesden Gardens, London NW10 £850,000 Share of Freehold

ALMOST 1600 SQUARE FOOT: Mile is proud to introduce to the market this truly exceptional split level maisonette set within this Edwardian house situated on this quiet residential road. This remarkable home of nearly 1600sq ft has been tastefully decorated and extended in order to offer ample of living space over two floors. The first floor comprises of a stunning 29ft reception room with an open-plan kitchen fully fitted with modern appliances, three double bedrooms and a stylish four piece family bathroom. The kitchen / diner has been cleverly designed in keeping with the character of the building leading to the living area itself and benefiting from a gorgeously unique corner-bay window. The attic has been recently converted into a sublime 18ft master bedroom offering a wealth of natural light, a stunning view of neighbouring roof tops and the picturesque greenery of Roundwood Park. There is also plumbing in place to create an en-suite should one wish. This beautiful home is offered in excellent condition, with the share of freehold, has its own entrance and access from the side of the property onto a 50ft (approx.) section of the garden, ideal for entertaining. In addition, the entire flat is spoilt with an abundance of light, wood flooring throughout, double glazed windows throughout, high ceilings, many original features and plenty of storage space. Harlesden Gardens is ideally positioned close to all the local amenities of Harlesden and within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk and Leopold schools and Roundwood Park open space are only a few minutes walk from the property. The nearest station is Willesden Junction (Bakerloo line / Overground).

- Outstanding first floor apartment
- Four double bedrooms
- Amazing 50ft (approx.) section of the garden
- Excellent condition
- Share of Freehold
- Own entrance
- Double glazed windows
- Bright and airy
- Fantastic location
- Close to shops and transports

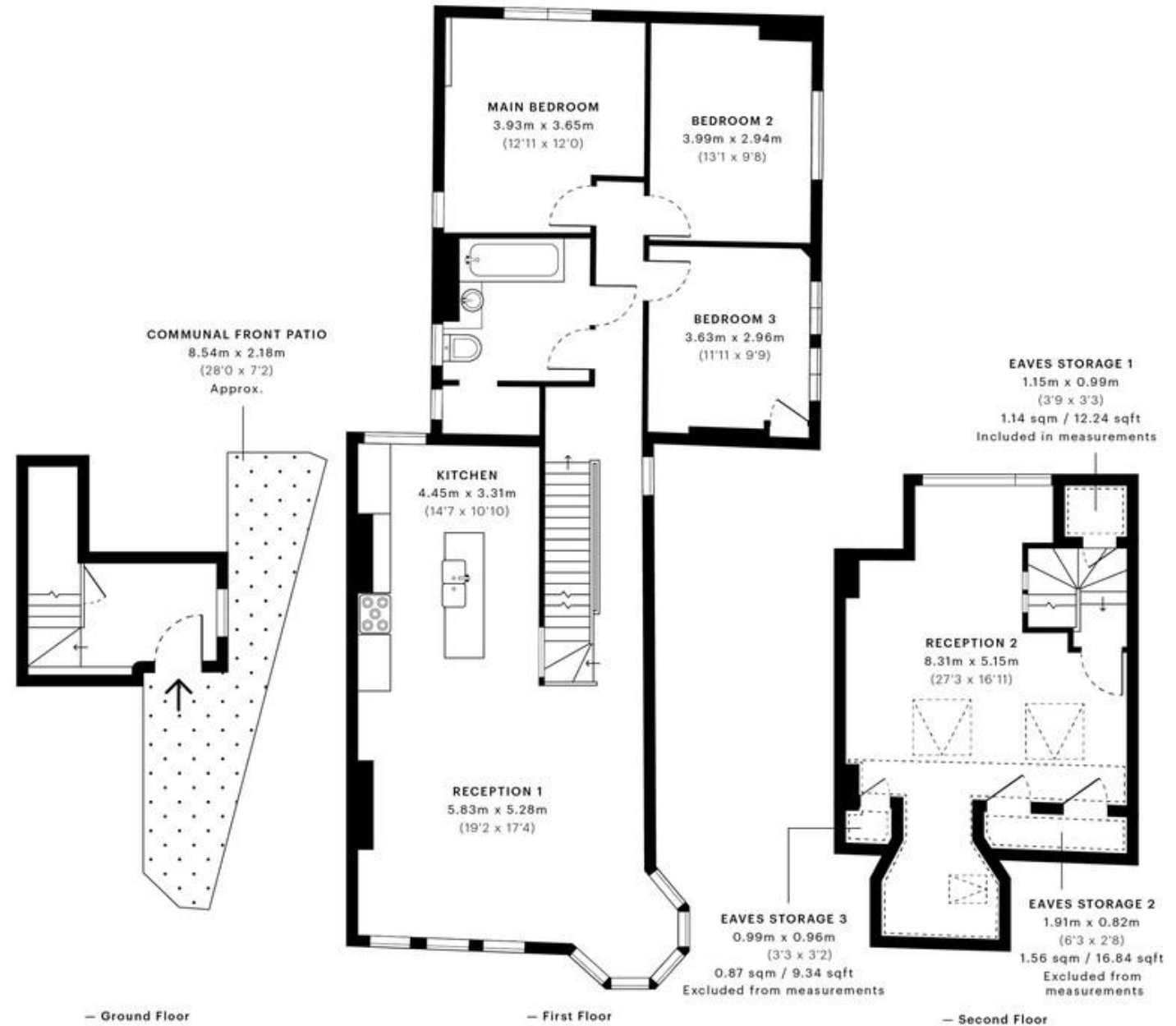
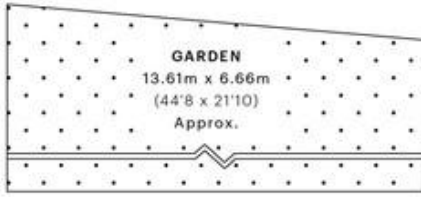


# Harlesden Gardens, NW10

CAPTURE DATE 21/10/2022 LASER SCAN POINTS 99,200,362

GROSS INTERNAL AREA

144.01 sqm / 1550.11 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
144.01 sqm / 1550.11 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes landings, restricted head height  
130.63 sqm / 1406.09 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited open areas under 2.0m  
11.21 sqm / 120.66 sqft

Spec Verified floor plans are produced in accordance with

ENFS 36 RESIDENTIAL 138.50 sqm / 1480.81 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.