



MILE



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Bramston Road, London NW10 £599,999 Share of Freehold

Mile are delighted to bring to market this stunning garden apartment set on this quiet residential road. Meticulously tended to and well maintained by the current owner; this great garden apartment has been sympathetically refurbished to provide modern living space across 807 square foot. Set on this residential road; benefiting of a cosy yet spacious front bedroom with feature fire place and bay windows, a large double bedroom, and further second double bedroom (both with fire places), a contemporary eat-in kitchen and a sleek three piece bathroom. There is access via the garden on to a great low maintenance low maintenance west facing garden, ideal for entertaining and escaping the work from home! There is also potential to extend (STPP) to the side and rear to offer maximum accommodation. Sold with share of the freehold; offered in excellent condition also benefits from high ceilings, wood flooring and carpet in bedrooms, an abundance of light, storage and original features. Bramston Road is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Kensal Rise, Ladbroke Grove and Notting Hill

- Victorian conversion
- Garden apartment
- Two double bedroom
- Share of freehold
- Off street parking
- Excellent condition
- West facing garden
- Quiet residential road
- Potential to extend STPP
- Close to shops and restaurants

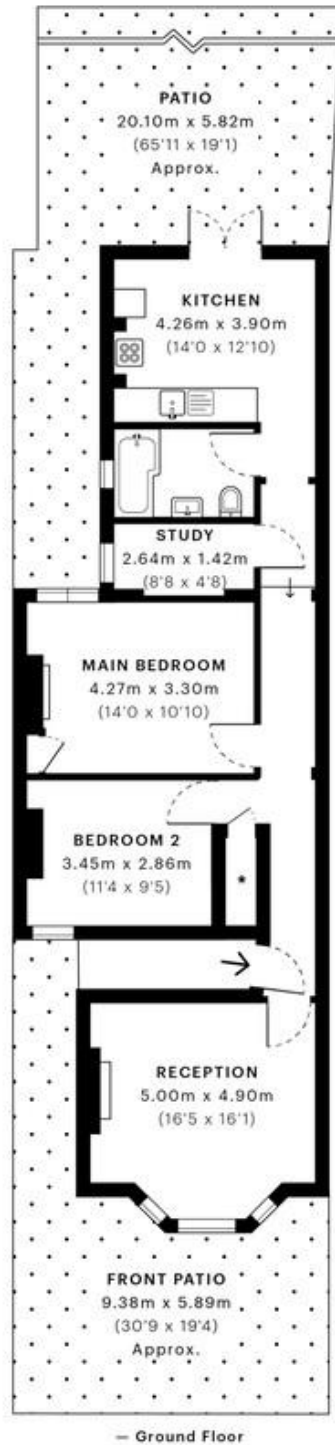


Bramston Road, NW10

CAPTURE DATE 04/11/2022 LASER SCAN POINTS 88,751,205

GROSS INTERNAL AREA

75.04 sqm / 807.72 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.04 sqm / 807.72 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes landings, restricted head height
70.50 sqm / 758.86 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 36 RESIDENTIAL 14.01 sqm / 150.67 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.