



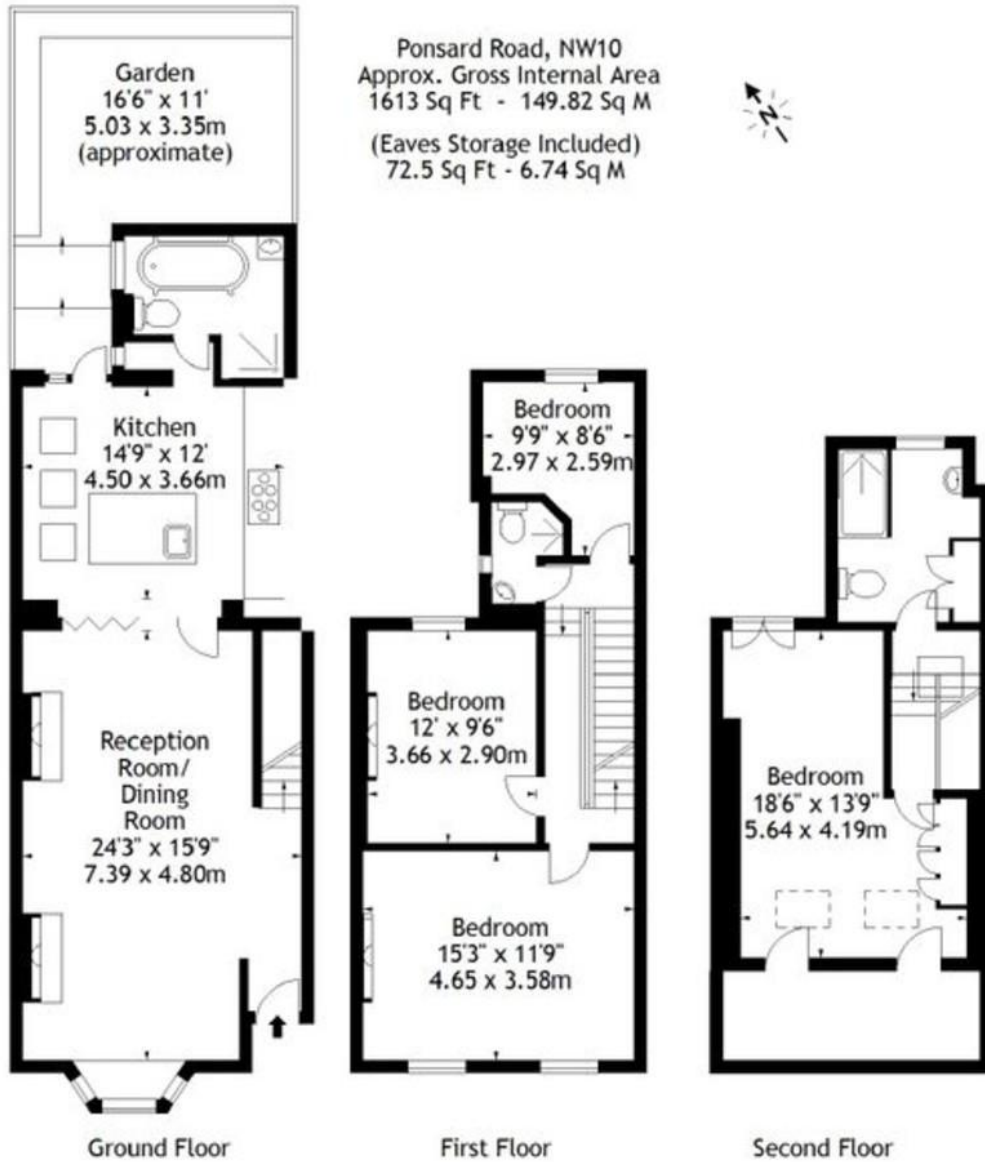
MILE



**Ponsard Road, London W10**  
**£1,000,000 Freehold**

Mile are delighted to bring to market this competitively priced family home, situated on this quiet residential road on Kensal Green. This property has been well maintained throughout by the current owner. Taking shape on the ground floor of an incredible double 24ft reception room with bay windows, from the reception via beautiful sliding doors greets the bright fully fitted contemporary kitchen diner. Also on the ground floor houses the charming bathroom as typical for Victorian properties. Via the kitchen also gives access to the peace private garden. The first floor benefits from three double bedrooms and an additional WC. The attic has been cleverly converted to house an additional bedroom and great bathroom. Offered in good condition the home benefits from double glazed windows, wooden flooring & carpet throughout, high ceilings and an abundance of light and storage space. Ponsard 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 Park Parade, Kensal Rise/Green, Ladbrooke Grove and Notting Hill. The property falls within the catchment of multiple desirable school catchment areas.

- Victorian home
- Four Bedrooms
- Excellent condition
- Chain free
- Quiet residential road
- Over 1600 sq ft of living space
- Incredible open plan living area
- Two bathrooms
- Hammersmith & Fulham council tax
- Close to shops and transport



This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in  
 the preparation of this plan, please check all dimensions, shapes and compass bearings  
 before making any decisions reliant upon them.

**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.