



MILE



Purves Road, Kensal Green, NW10 £475,000 Leasehold

Mile are proud to introduce on to the market this exquisite one bedroom garden apartment set within this Victorian conversion. The property has been well maintained by the current owners to include a large reception room, one double bedroom with bay windows and ample built-in cupboards, a modern three piece bathroom and a fantastic eat-in kitchen which gives access through French doors on to a well maintained private and south facing patio garden. The flat benefits from solid wood floors throughout, original wood sash windows, high ceilings, an abundance of light and storage space and is offered in excellent condition. Purves Road is an extremely popular residential road and the property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, shops with easy access to transport from Kensal Rise (Overground) and Kensal Green (Bakerloo line & Overland) stations plus numerous bus routes.

- Superb garden apartment
- South facing patio garden
- Excellent condition
- Short walk to Kensal Green station
- Long lease (140 years)
- Amazing kitchen / diner
- Solid wood floor throughout
- Bright and airy
- Fantastic location
- Close to amenities

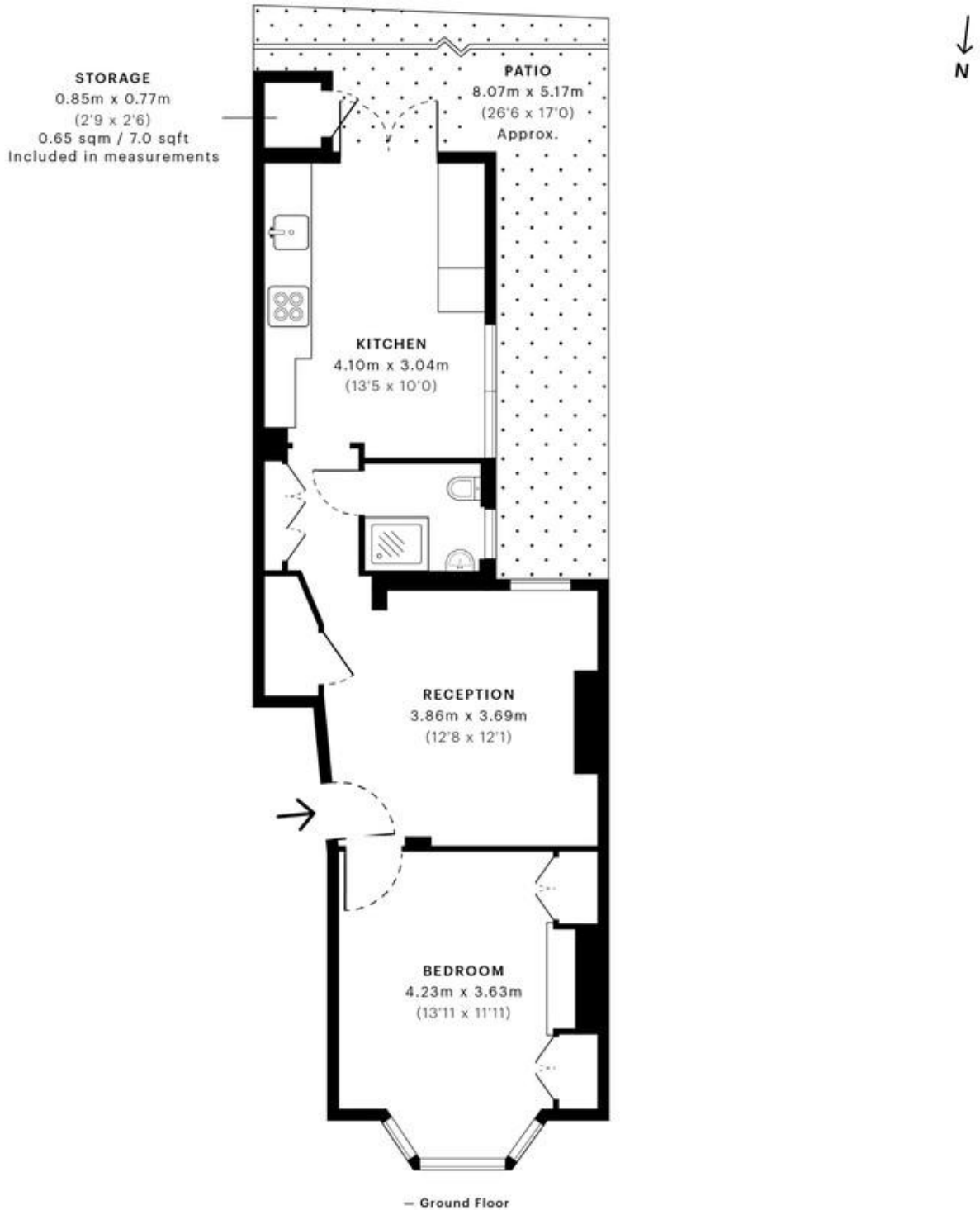


Purves Road, NW10

CAPTURE DATE 01/03/2023 LASER SCAN POINTS 49,437,445

GROSS INTERNAL AREA

47.57 sqm / 512.04 sqft



GROSS INTERNAL AREA (GIA)
The balance of the property
47.57 sqm / 512.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
44.71 sqm / 481.25 sqft

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

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

Specified floor plans are produced in accordance with

ONS 38-83000000000000 47.57 sqm / 512.04 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.