



MILE



Hazelmere Road, London NW6 £588,000 Freehold

Mile are delighted to bring to market this one of a kind detached freehold house in NW6. Delightfully charming and wonderfully unique, this great detached house offers a superb alternative for any aspiring home owner yearning for a freehold detached home. Architecturally unprecedented for the area, this lovely home takes shape from its own entrance via the private low maintenance patio area. The ground floor takes shape from a cosy reception room leading to the kitchen area. The open plan aspect allows an abundance of light into the living area. The first floor homes two bedrooms and a three piece bathroom. The owners suggest there is potential to add an additional story (STPP). Sold Freehold, benefitting with hardwood flooring on the ground floor with carpet upstairs. Hazelmere Road is ideally located within easy walking distance of Salisbury Road and Kilburn High Road with the trendy coffee shops, bars and gastro pubs close by. Fantastic transport links of Queens Park (Bakerloo line) and Brondesbury Park (Overland) stations are also at your door step. Available now, includes water bills.

- Detached house
- Open plan kitchen living
- Two bedroom
- Quiet residential road
- Freehold
- One of a kind
- Good condition
- Low maintenance outside space
- Great location
- Close to shops and restaurants

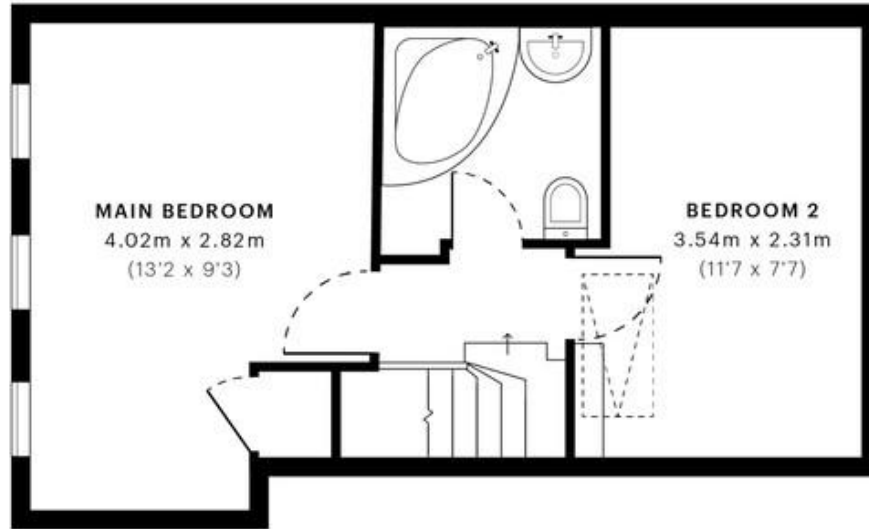


Hazelmere Road, NW6

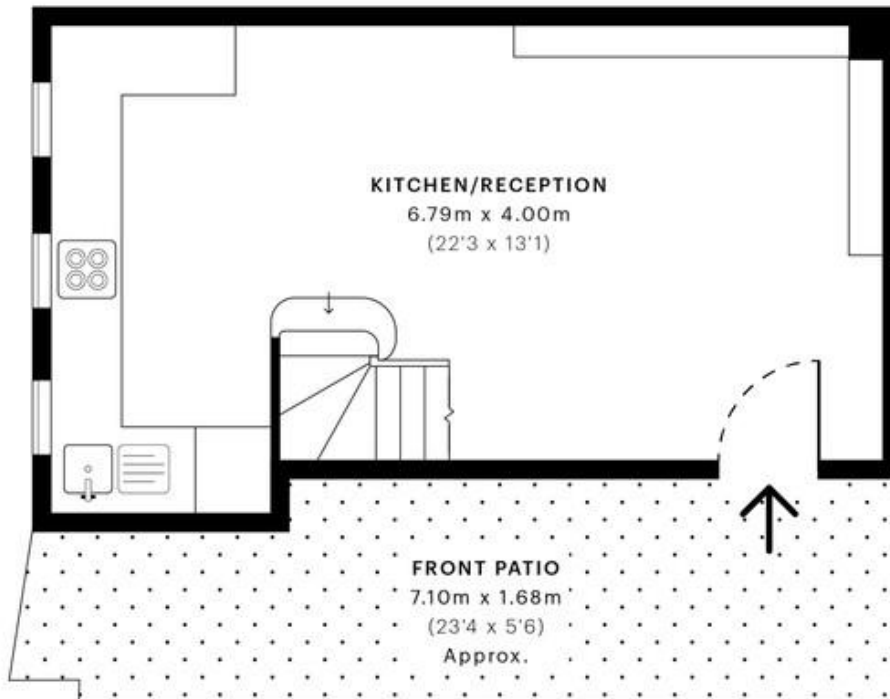
CAPTURE DATE 27/02/2023 LASER SCAN POINTS 61,923,901

GROSS INTERNAL AREA

49.58 sqm / 533.67 sqft



— First Floor



— Ground Floor

 GROSS INTERNAL AREA (GIA)
The interior of the property
49.58 sqm / 533.67 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
46.79 sqm / 503.64 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

RICS 38 RESIDENTIAL 4125 sqm / 53705 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.