



MILE



Letchford Gardens, Kensal Green, London NW10 £1,155,000 Freehold

Mile are delighted to bring to market this exceptional family house set on this quiet residential road in Kensal Green. Loved and nurtured by the current owners, this stunning Victorian home; where no stone has been left unturned, offers incredible living space across 1362 sq ft. The ground floor takes shape of a great 25ft double reception room with bay windows and feature fire place, a separate dining area leading to the fully fitted contemporary kitchen and guest WC. There is access through the kitchen and dining room to an amazing low maintenance west facing garden; ideal for entertaining. Continuing upwards, the first floor boasts three double bedrooms (two with feature fire places) and a modern three piece family bathroom. The attic has been cleverly converted to house a further double bedroom room, which is an incredibly generous 20 ft. Also benefiting from newly double glazed sash windows, high ceilings, an abundance of light and storage space. There is also the possibility to extend the property further (STPP) by way of a side return to maximise accommodation. Letchford Gardens is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous

- Beautiful Victorian house
- Four bedrooms
- 16ft west facing patio garden
- Fantastic location
- Excellent condition
- Quiet residential road
- Two reception rooms
- Potential to extend (STPP)
- Close to shops and transports
- Catchment area for Kenmont Primary School



Letchford Gardens, NW10

CAPTURE DATE 23/02/2023 LASER SCAN POINTS 65,252,730

GROSS INTERNAL AREA

126.56 sqm / 1362.28 sqft



GROSS INTERNAL AREA (GIA)
The interior of the property
126.56 sqm / 1362.28 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
115.06 sqm / 1238.50 sqft

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

RESTRICTED HEAD HEIGHT
Limited to less than 2.0m
3.31 sqm / 35.48 sqft

Specified floor plans are produced in accordance with

ENGLAND 2015

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.