



MILE



Napier Road, Kensal Green NW10 £950,000 Freehold

Mile are pleased to bring to market this charming four bedroom home of nigh 1600 sq ft on the quiet road in Kensal Green. Well maintained by the current owners offering generous living space across three floors. This great home compromises from the ground floor of a fantastic double reception room with bay windows, a downstairs bathroom, separate utility room (perfect for growing families) and fantastic 16ft kitchen diner. There is access via French doors on to the low maintenance south facing garden. The first floor boasts three double bedrooms and a modern family bathroom, where as the attic has been cleverly converted to provide an additional fourth double bedroom, ensuite and stunning south facing roof terrace, with picturesque views. The property benefits from double glazed windows, wood flooring, high ceilings and an abundance of light and storage space. Napier Road is located just moments away from the transport links of Kensal Green and Willesden Junction (both Bakerloo line & Overground) and many buses of Harrow Road and Scrubs Lane as well as the trendy gastro pubs, bars, restaurants and shops of Kensal Green, Kensal Rise and Ladbroke Grove which are close by as well as the wide open space of Roundwood Park.

- Victorian home
- Four double bedrooms
- 1587 sq ft
- South facing garden
- South Facing roof terrace
- Fantastic location
- Good condition
- 16 ft kitchen diner
- 26 ft double reception room
- Close to shops and transport


Napier Road NW10 5XJ

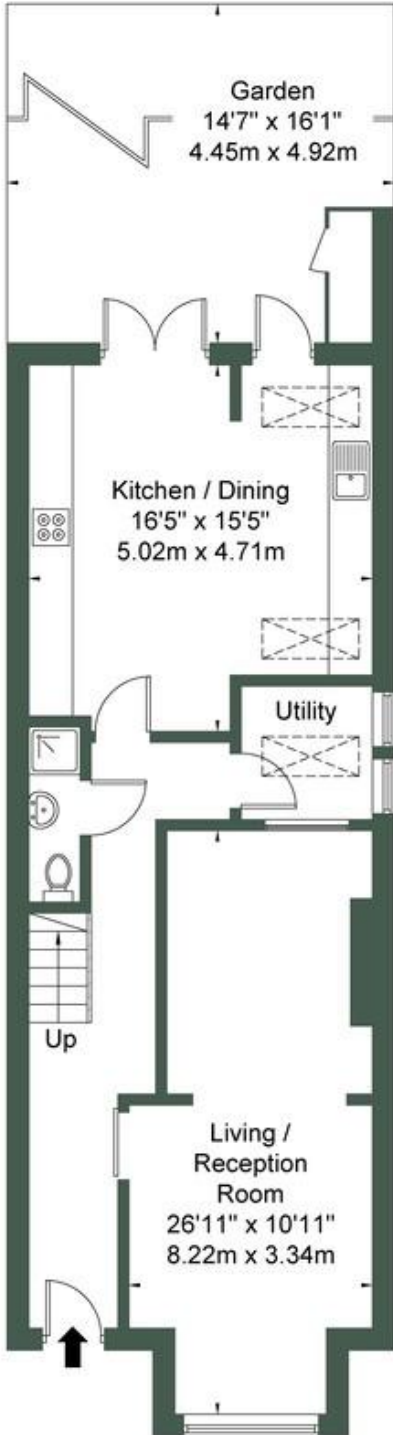
Approx Gross Internal Area = 147.4 sq m / 1587 sq ft

Eaves = 5.8 sq m / 62 sq ft

Total = 153.2 sq m / 1649 sq ft



 = Reduced headroom below 1.5m / 5'0"

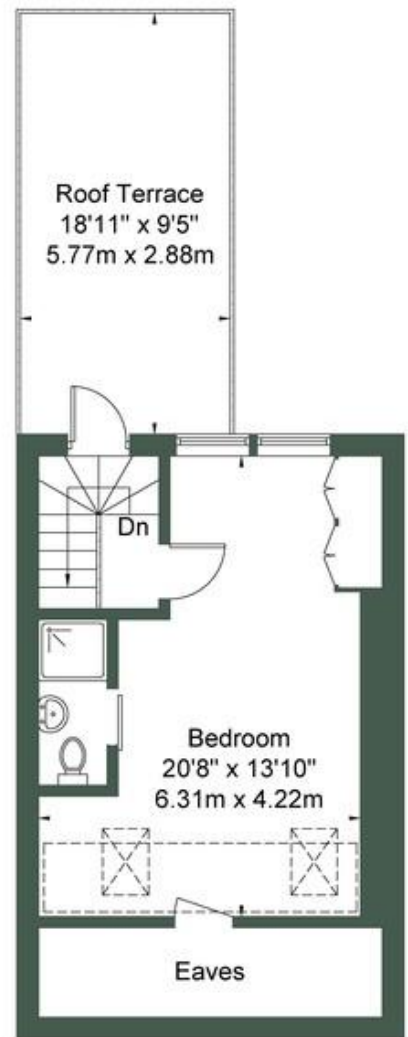


Ground Floor

Ref

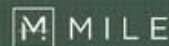


First Floor



Second Floor

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

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.