



MILE



Tubbs Road, London NW10 £350,000 Share of Freehold

Mile are thrilled to bring to market this spectacular split level top floor apartment. It is well documented that exposure to natural light helps our bodies produce Vitamin D, improves our circadian rhythms and sleep patterns, helps us to focus, enables us to get more done, and even makes us happier - well and truly you could not ask for more with this stunning split level apartment. Steeped in natural light across all rooms, this fantastic home has been loved and nurtured by the current owners. Completely refurbished just 3 years ago, the property takes share with a memorable layout comprising of a cosy reception room, stepping up to a great open plan contemporary fully fitted kitchen, modern three piece bathroom and a generous double bedroom with built in storage. The property is sold with a share of the freehold and well situated to benefit from the Old Oak Common regeneration project. Increasing both transport links and likely house prices. Even still, at present the property is just 5 minutes way from the local tube. Tubbs Road is ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park open space are only a short distance away from the property. The nearest stations is Willesden Junction (Bakerloo line / Overground - zone 2).

- Victorian conversion
- Split level apartment
- Share of Freehold
- Excellent condition
- Bright and airy
- Open-plan kitchen / living area
- Fantastic location
- Double bedroom
- 5 minutes walk from the tube
- Close to amenities

Tubbs Road NW10 4RA

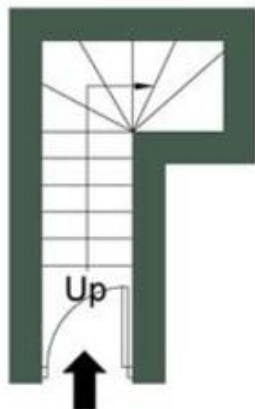
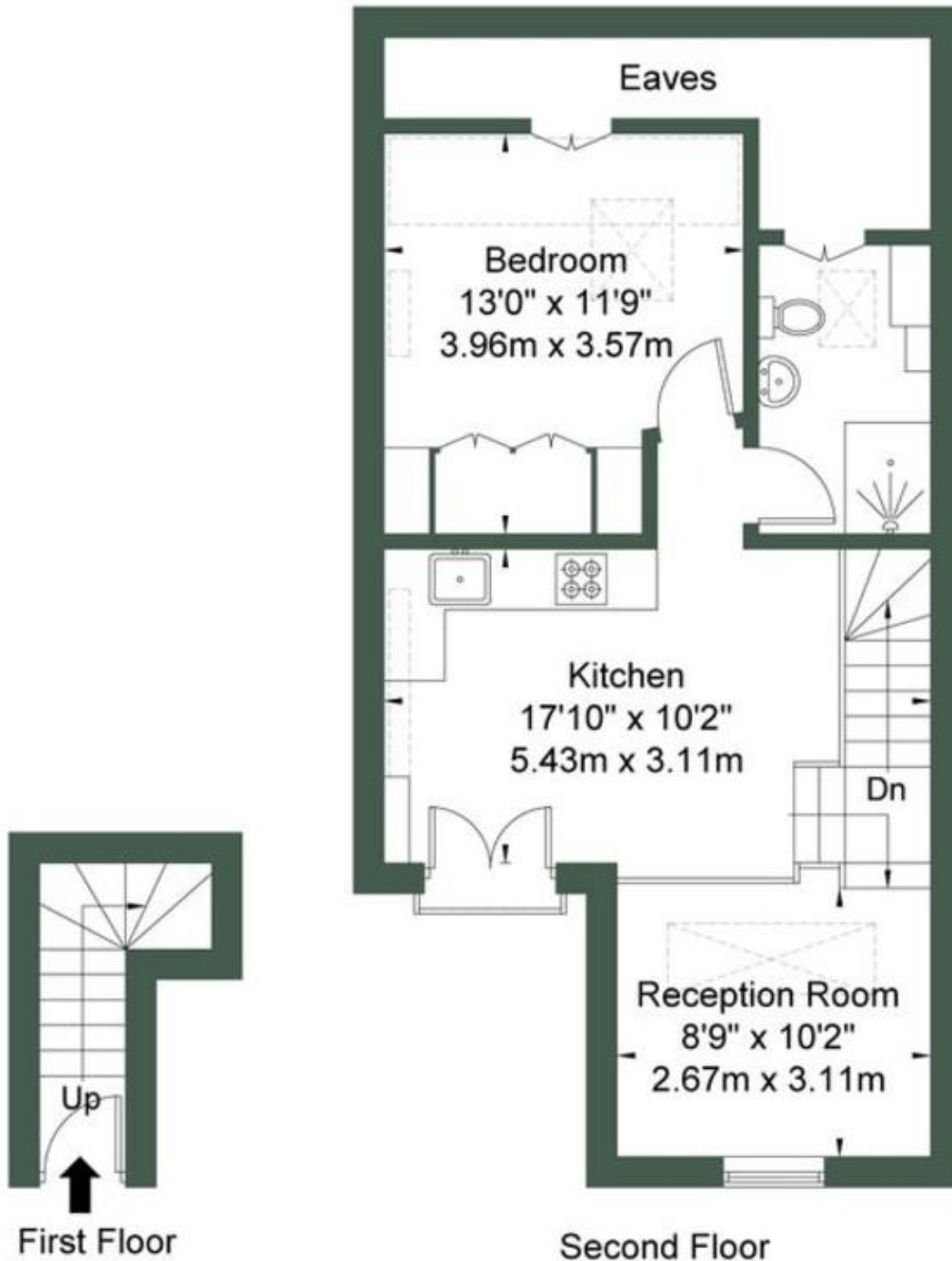
Approx Gross Internal Area = 49 sq m / 527 sq ft

Eaves = 6.2 sq m / 66 sq ft

Total = 55.2 sq m / 593 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor

Second Floor

Ref

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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.