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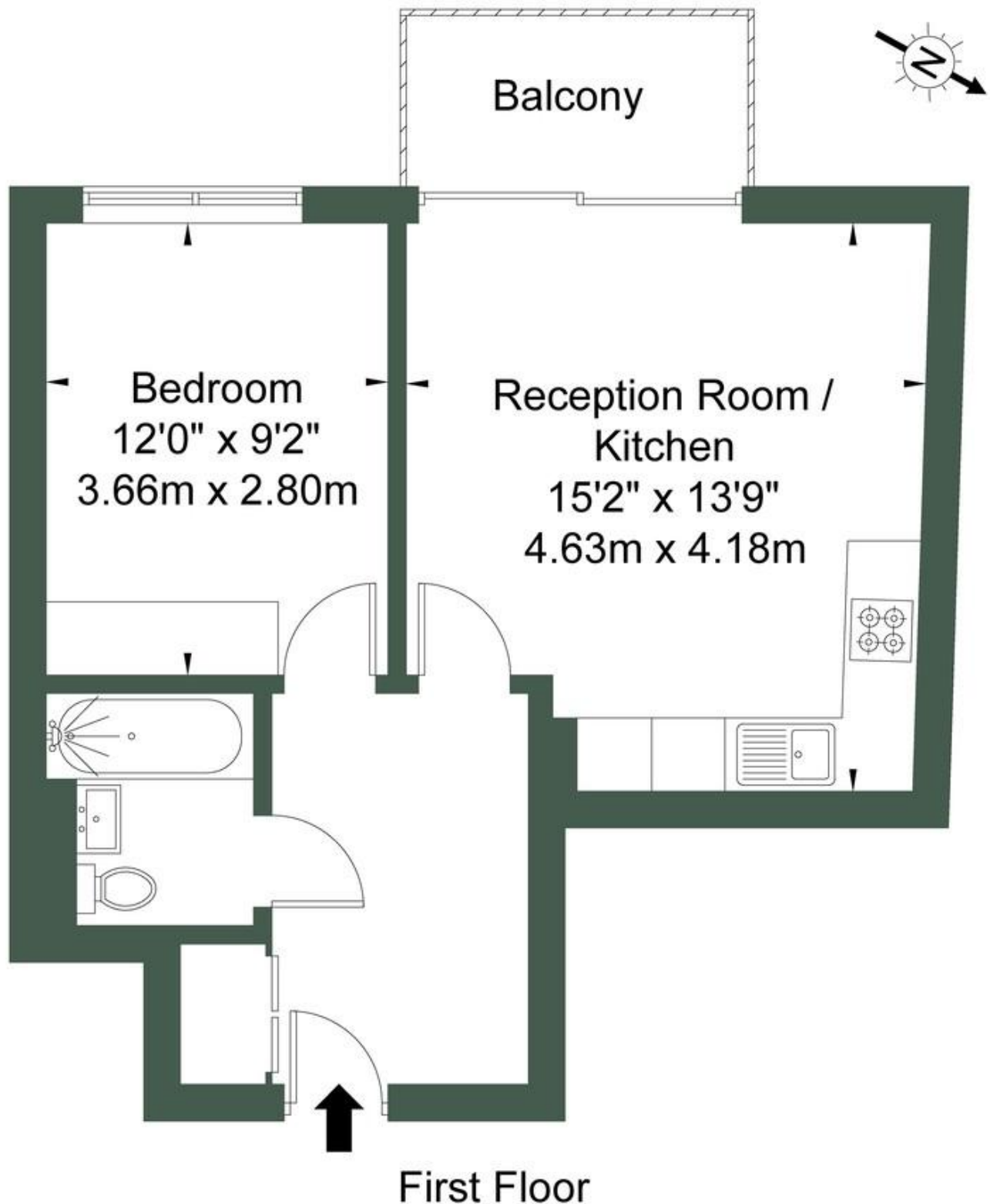
## Manor Park Road, London NW10 £300,000 Leasehold

Mile are delighted to present to the market this stunning one bedroom apartment with a private balcony in NW10. Meticulously nurtured and designed, this incredible apartment is a high specification throughout. With a homely new build feel, Park House delivers extraordinary levels of affordable luxury living in a Central London area. Generously proportioned; light and airy this apartment boasts an elegant open plan kitchen living area, a double bedroom with bespoke built in storage space and a cosy south west facing balcony with a view of London and the surrounding areas. If almost 500 sq ft of living space wasn't enough, residents also benefit from a communal common room in the premises that is an annex to the stunning communal garden, great for entertaining family and friends. The common room can also be used as a shared working space. Sold chain free with a long lease of 999 years; it is highly recommended for viewing, any potential suitors will not be disappointed! The building is also pet friendly! Manor Park 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 / Cross rail interchange. Maple Walk and Leopold schools with Roundwood Park and Wormwood Scrubs only a short distance away. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground zone 2).

- High Spec Apartment
- 999 Year Lease
- Chain Free
- Excellent Condition
- Private Balcony
- Communal garden
- Close to shops and transports
- Bright and Airy
- One double bedroom
- Secure Building

# Park House Manor Park Road NW10 4JW

Approx Gross Internal Area = 41.4 sq m / 445 sq ft



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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.