









Harlesden Gardens, London NW10 £3,200 pcm

Mile is proud to introduce to the market this truly exceptional one of a kind split level maisonette set within this Edwardian house situated on this quiet residential road. This remarkable home of nearly1600sq ft has been tastefully decorated and extended in order to offer ample of living space over two floors. The first floor comprises of a stunning 29ft reception room with an open-plan kitchen fully fitted with modern appliances, three double bedrooms and a stylish four piece family bathroom. The kitchen / diner has been cleverly designed in keeping with the character of the building leading to the living area itself and benefiting from a gorgeously unique corner-bay window. The attic has been cleverly converted into a sublime 18ft master bedroom offering a wealth of natural light, a stunning view of neighbouring roof tops and the picturesque greenery of Roundwood Park. This beautiful home is offered in excellent condition, with the share of freehold, has its own entrance and access from the side of the property onto a 50ft (approx.) section of the garden, ideal for entertaining. In addition, the entire flat is spoilt with an abundance of light, wood flooring throughout, double glazed windows throughout, high ceilings, many original features and plenty of storage space. Offered furnished and available October 2023. Harlesden Gardens is ideally positioned close to all the local amenities of Harlesden and within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk and Leopold schools and Roundwood Park open space are only a few minutes walk from the property. The nearest station is Willesden Junction (Bakerloo line / Overground).

- Outstanding first floor apartment
- Four double bedrooms
- Amazing 50ft (approx.) section of the garden
- **Excellent condition**
- Nigh 1600 sq ft

- Own entrance
- Double glazed windows
- Available October 2023
- Fantastic location
- Close to shops and transports

CAPTURE DATE 21/10/2022 LASER SCAN POINTS 99,200,362

GARDEN 13.61m x 6.66m (44'8 x 21'10) Approx. MAIN BEDROOM BEDROOM 2 3.93m x 3.65m 3.99m x 2.94m (12'11 x 12'0) (13'1 x 9'8) BEDROOM 3 COMMUNAL FRONT PATIO 3.63m x 2.96m 8.54m x 2.18m (11'11 x 9'9) **EAVES STORAGE 1** (28'0 x 7'2) 1.15m x 0.99m Approx. (3'9 x 3'3) 1.14 sqm / 12.24 sqft Included in measurements KITCHEN 4.45m x 3.31m (14'7 x 10'10) RECEPTION 2 8.31m x 5.15m (27'3 x 16'11) RECEPTION 1 5.83m x 5.28m (19'2 x 17'4) **EAVES STORAGE 2 EAVES STORAGE 3** 1.91m x 0.82m 0.99m x 0.96m (6'3 x 2'8) 1.56 sqm / 16.84 sqft $(3'3 \times 3'2)$ 0.87 sqm / 9.34 sqft Excluded from **Excluded from measurements** measurements - Ground Floor - First Floor - Second Floor the 00.0 \ mps 00.0

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 con templating 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.