



MILE



Monson Road, Willesden Junction NW10 £795,000 Share of Freehold

Mile are delighted to introduce to the market this remarkable garden apartment of over 1,000sq ft set on the ground floor of this Edwardian conversion situated in the Kensal Borders / Willesden Junction. It is a rare opportunity to find such a superbly designed property in the area. Offered in excellent condition, the apartment boasts three great bedrooms (one can be used as a reception room, one with built-in wardrobes and one with access to a patio area), two modern family bathrooms with under floor heating system, a large separate 15ft utility room and a stunning contemporary 22ft lounge / kitchen / diner. There is access through bi-folding doors on to a fantastic 40ft (approx.) landscaped west facing garden with AstroTurf and decking with a great and peaceful office space at the back. This lovely home also benefits from carpet and wood flooring throughout, wood sash double glazed windows, high ceilings and an abundance of storage space and natural light. Monson Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, vintage shops and both Kensal Rise (Overground) and both Kensal Green and Willesden Junction (Bakerloo Line & Overland) stations plus numerous bus routes.

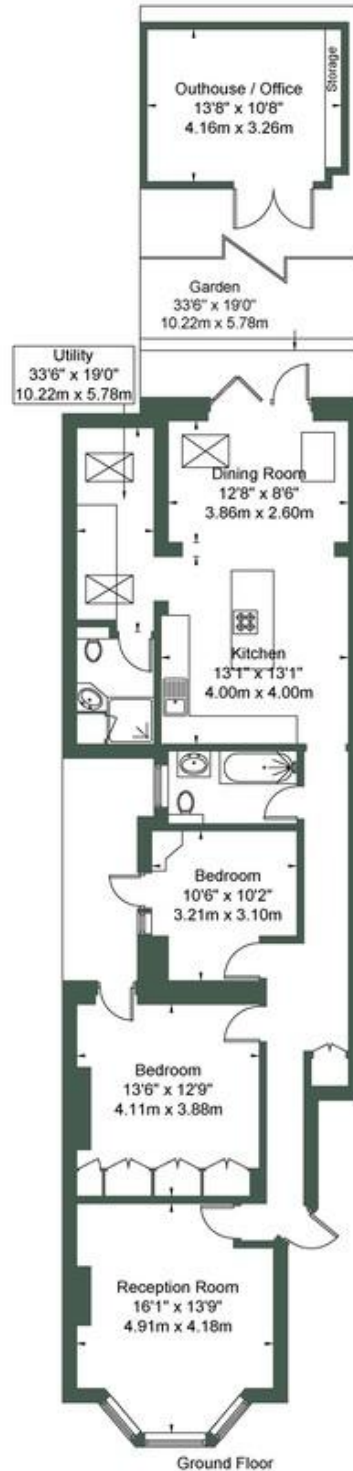
- Amazing garden apartment
- Three bedrooms (two doubles and one single)
- Landscaped 40ft west facing garden with office space
- Excellent condition
- Chain Free
- Offered unfurnished
- Stunning 22ft lounge / kitchen / diner
- Two modern bathrooms
- Fantastic location
- Close to shops and transports

Monson Road NW10 5UP

Approx Gross Internal Area = 104 sq m / 1119 sq ft

Outhouse / Office = 13.4 sq m / 144 sq ft

Total = 117.4 sq m / 1263 sq ft



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.