



MILE



Holland Road, London NW10 £425,000 Leasehold

Mile are pleased to bring to market this lovely two bedroom ground floor apartment on this quiet residential road. Family owned for decades, this charming ground floor apartment offers living space aplenty. Yearning to be a loved home once again, this great apartment consists of a generous 14ft reception room with bay windows and feature fire place, two good sized bedrooms a shower room bathroom and 16 ft kitchen diner from the rear. There is access via the dining area on to the property's section of the garden. Sold with a long lease and chain free. Holland Road is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Kensal Rise, Ladbroke Grove and Notting Hill.

- Garden apartment
- Two bedroom
- Period conversion
- Section of garden
- Long lease (130+)
- Chain free
- Quiet residential road
- Good location
- Would benefit from updating
- Close to shops and transport

Holland Road NW10 5AX

Approx Gross Internal Area = 81.2 sq m / 874 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.