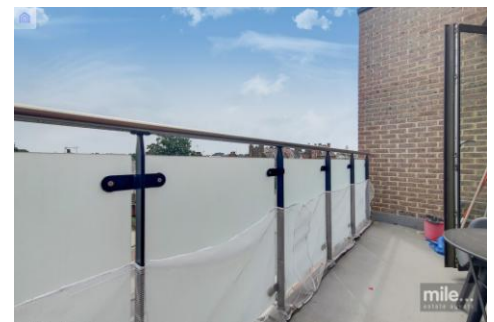




MILE



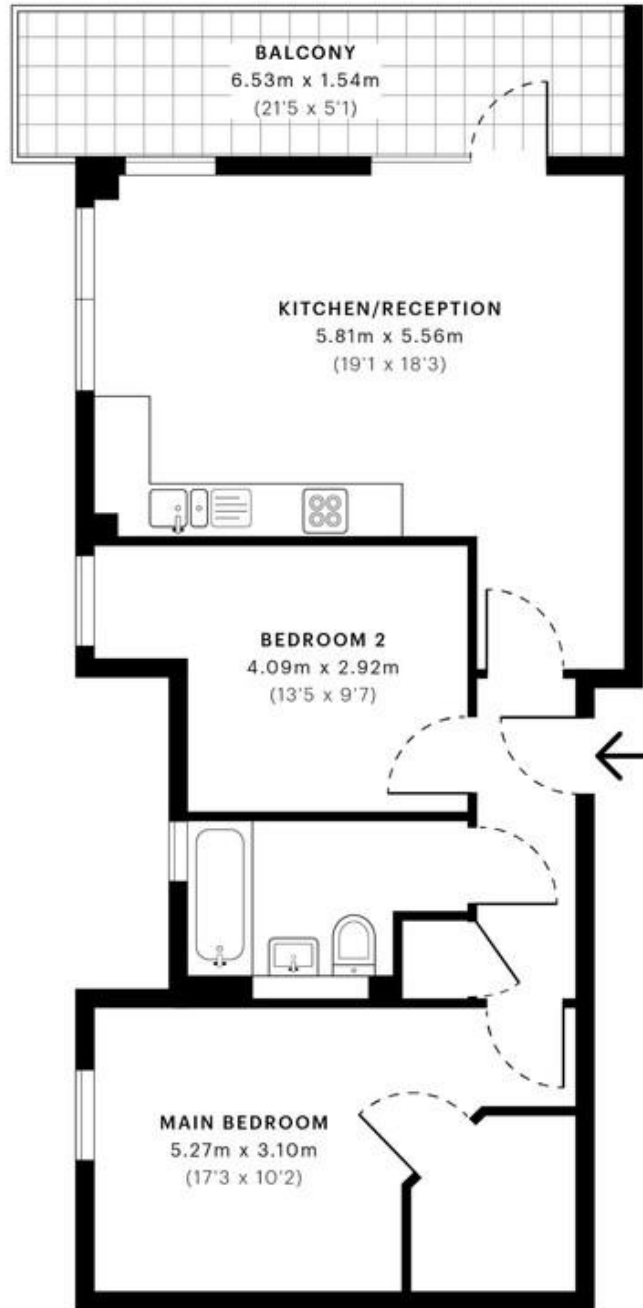
Church Road, London NW10 £375,000 Leasehold

Mile is delighted to offer to the market this amazing two double bedroom apartment situated in this secure development.

Benefiting from hard wood floors throughout with carpeted bedrooms, the property comprises of a great 22ft balcony with a large reception room with a fully fitted modern open plan kitchen, two double bedrooms benefiting from natural light and a modern bathroom.

Located only a short, convenient walk from both train stations and from shops on the high street.

- Great modern new build
- Bright and airy
- Fantastic location
- Open plan kitchen living area
- Private Balcony
- Two bedrooms
- Two bathrooms (one en-suite)
- Great condition
- Secure residential development
- Chain free



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
63.54 sqm / 683.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.16 sqm / 658.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
9.64 sqm / 103.76 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 74.40 sqm / 800.83 sqft

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.