



MILE



## Forty Lane

£600,000 Share of Freehold

Beautifully presented and meticulously designed, spacious two double bedrooms with a bespoke kitchen living at just under 1,000 sq ft. This meticulously designed, brand new residence offers a blend of luxury, style, and functionality in a secure residential building that has been nurtured to deliver the ultimate living experience.

Boasting just under 1000 square feet of exquisite living space, this two double bedroom apartment is a testament to modern living at its finest. Step inside to discover a bespoke fitted kitchen, meticulously crafted to meet your every culinary needs, seamlessly integrated into an open-plan kitchen living room. Whether you're entertaining guests or enjoying a quiet evening in, the spacious layout provides the perfect backdrop for both relaxation and socializing.

- High Specification
- Excellent Condition
- Spacious
- Beautifully designed bespoke shaker kitchens
- Private balconies
- Two double bedrooms
- Share of Freehold
- Beautifully designed contemporary European bathrooms
- Parking
- 10 year Advantage building warranty

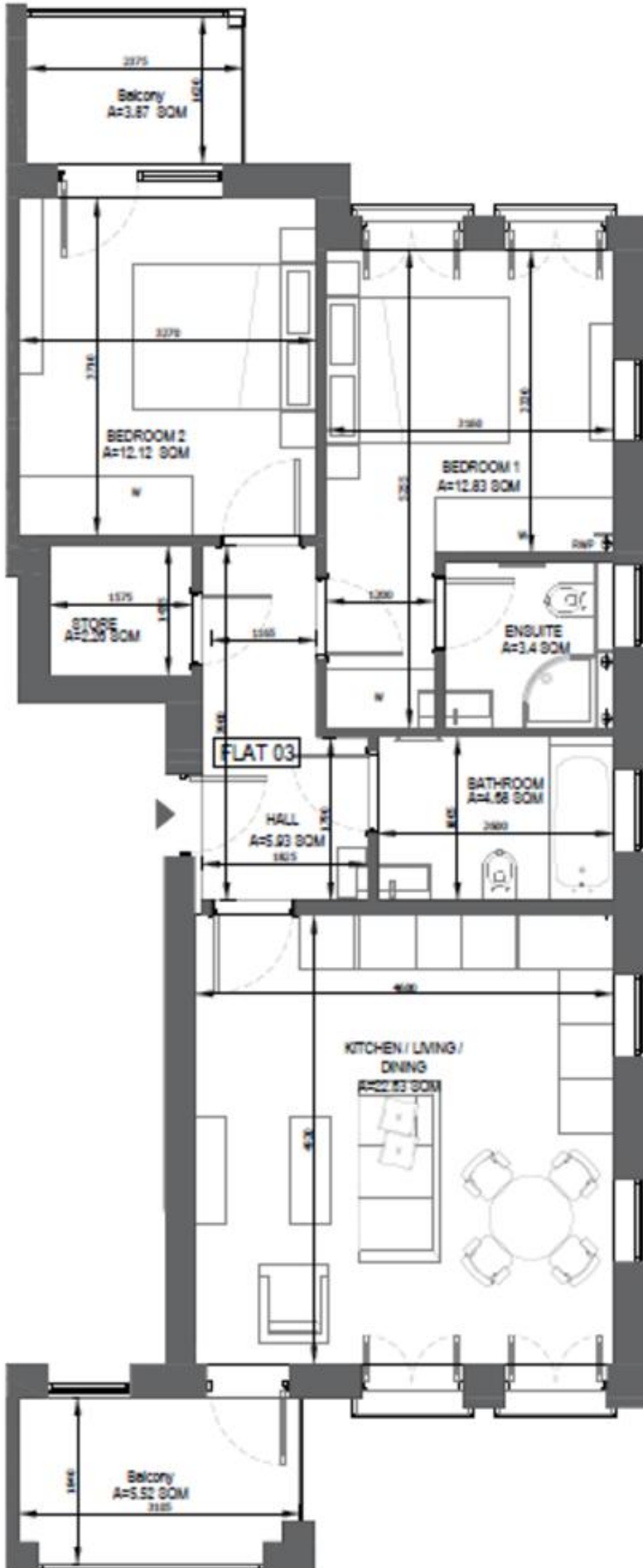


# FLAT 3 FORTY LANE

GROSS INTERNAL AREA = 67.9 sqm 730.9 sq ft  
EXTERNAL AREA = 9.4 sqm 101.2 sq ft  

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**TOTAL AREA = 77.3 sqm 832.1 sq ft**



**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.