



MILE



## Burrows Road, London NW10 OIEO £635,000 Share of Freehold

Welcome to Burrows Road, where sophistication meets comfort in this charming two-bedroom split-level apartment. Nestled on the highly regarded street of Kensal Rise, this residence offers a delightful blend of convenience and elegance. Step inside to discover a spacious kitchen diner, perfect for culinary enthusiasts and social gatherings alike. With its modern design and ample space, this area becomes the heart of the home, promising delightful moments shared over meals and conversations. Boasting two bathrooms, convenience and privacy are prioritized, ensuring comfort for residents and guests alike. Whether it's a quick morning routine or a relaxing evening soak, these well-appointed bathrooms cater to every need. Benefitting from a share of freehold, this property offers both security and flexibility, allowing residents to enjoy a sense of ownership and stability. Additionally, the absence of a chain ensures a seamless transition, making the move-in process hassle-free. Spanning an impressive 987 square feet, this apartment provides generous living spaces, allowing for versatile layouts and personalized touches. Whether you're seeking a cozy retreat or a stylish entertaining space, this residence offers the canvas to realize your vision. In summary, welcome to Burrows Road, where this exquisite two-bedroom apartment awaits, offering a harmonious blend of comfort, convenience, and timeless appeal.

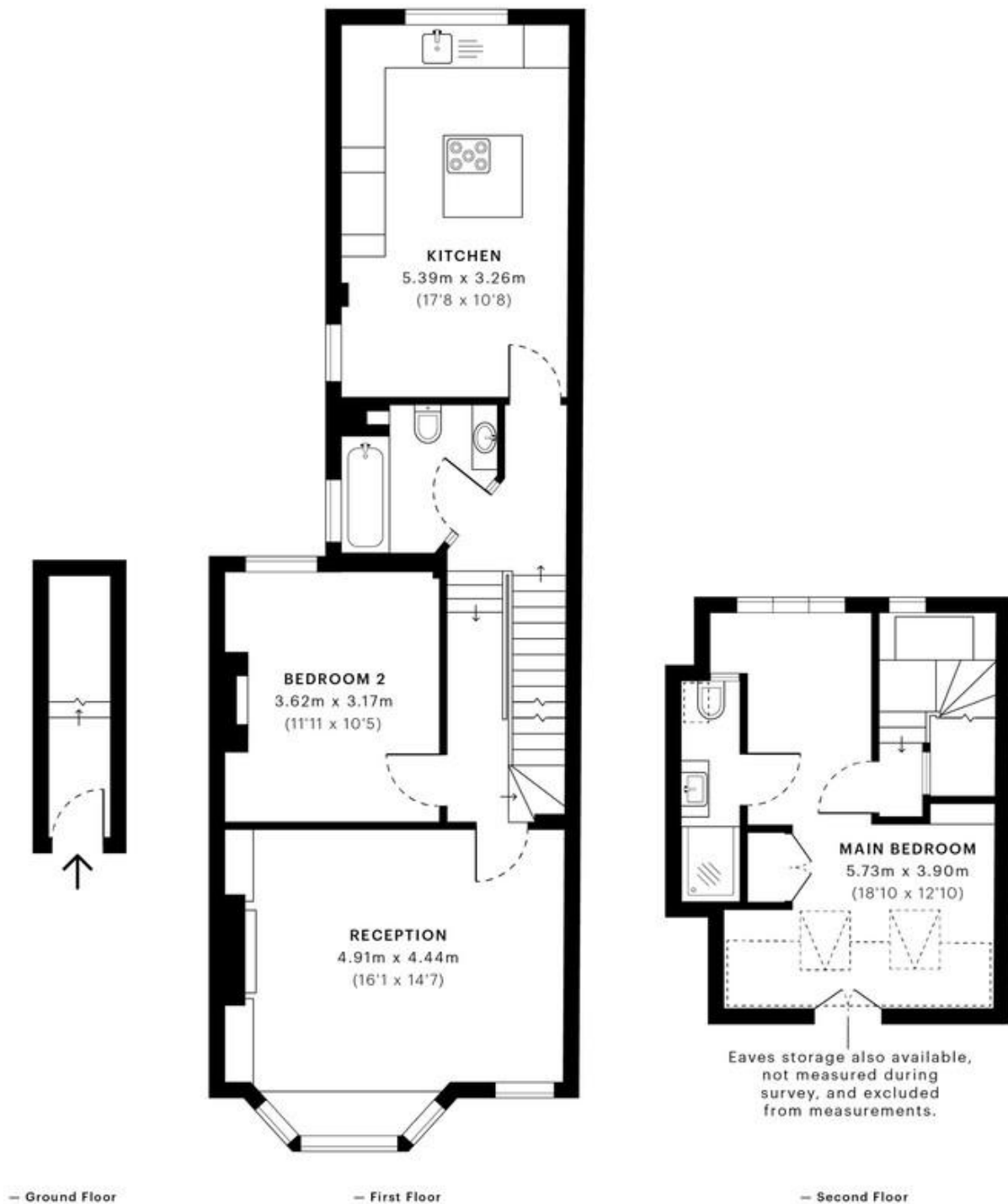
- Victorian conversion
- Two bedrooms
- Two bathrooms
- Chain free
- Share of freehold
- Fantastic location
- Kitchen diner
- Very good road
- 987 sq ft
- Close to shops and restaurants

# Burrows Road, NW10

CAPTURE DATE 31/08/2022 LASER SCAN POINTS 92,290,555

GROSS INTERNAL AREA

91.75 sqm / 987.59 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
91.75 sqm / 987.59 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
82.68 sqm / 889.96 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
3.35 sqm / 36.06 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 86.87 sqm / 935.06 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.