



# MILE



## Leghorn Road, London NW10 £585,000 Share of Freehold

Welcome to Leghorn Road. This exceptional split-level first-floor flat boasts an incredible 27ft open living space, offering a sense of grandeur and comfort that's truly unmatched. The property is in amazing condition and has been tastefully designed and modernised over the years, ready to welcome its new owners. Featuring two generously sized bedrooms and a bright, spacious eat-in kitchen, this flat provides both functionality and style in abundance. With its own private entrance and a share of the freehold, the property offers privacy and peace of mind. Additionally, planning permission was previously granted for further extension, giving future owners the potential to expand. Offered chain-free, this home is perfect for those looking to move quickly and settle into one of NW10's most desirable areas. A viewing is essential to truly appreciate this stunning flat.

- Period conversion
- Split level
- Two bedroom
- Large reception room
- Share of freehold
- Own entrance
- Chain free
- 980 sq ft of living space
- Excellent Condition
- Close to shops and transport

# LEGHORN ROAD, NW10 4PH

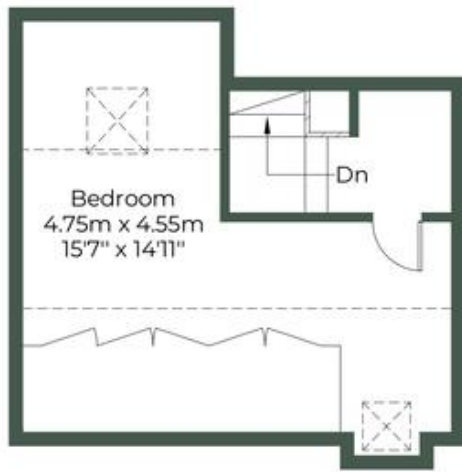
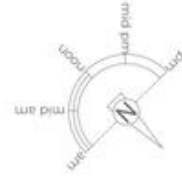
Approximate Gross Internal Area = 80.6 sq.m / 868 sq.ft

Restricted head height = 10.4 sq.m / 112 sq.ft

Total = 91 sq.m / 980 sq.ft



= Reduced headroom below 1.5m / 5'0

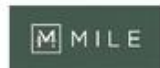


Second Floor



Ground Floor

First Floor



**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.