



# MILE



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## Radcliffe Avenue, London NW10

£500,000 Leasehold

Welcome to Radcliffe Avenue – a charming two-bedroom garden flat that presents an exciting opportunity to create a personalized living space. This spacious property is a blank canvas, offering the chance for buyers to design and shape their ideal home. With a long lease and the added advantage of being chain-free, it is a rare find for first-time buyers or investors looking for a valuable addition to their portfolio. Situated in the heart of NW10, the flat enjoys a peaceful yet lively setting with plenty of local amenities nearby. The area offers a diverse mix of shops, cafes, and restaurants, providing convenience and a variety of dining options. For those who appreciate green spaces, Roundwood Park is within easy reach, offering a scenic spot for outdoor activities and leisurely walks. Radcliffe Avenue is also well-connected, making it ideal for commuters. The flat is about a 10-minute walk from Willesden Junction Station, where you can access both the London Overground and Bakerloo Line services, providing direct routes into Central London and other parts of the city. There are also several bus routes nearby, adding to the ease of getting around. This two-bedroom garden flat on Radcliffe Avenue offers a unique opportunity to craft a home to your taste while benefiting from the convenience and character of a thriving London neighbourhood.

- Period property
- Two bedrooms
- Chain free
- Long lease
- Private garden
- Quiet residential road
- Blank canvas
- 750 sq ft
- Kitchen diner
- Close to shops and transports

# RADCLIFFE AVENUE, NW10 5XU

Approximate Gross Internal Area = 68.5 sq.m / 737 sq.ft

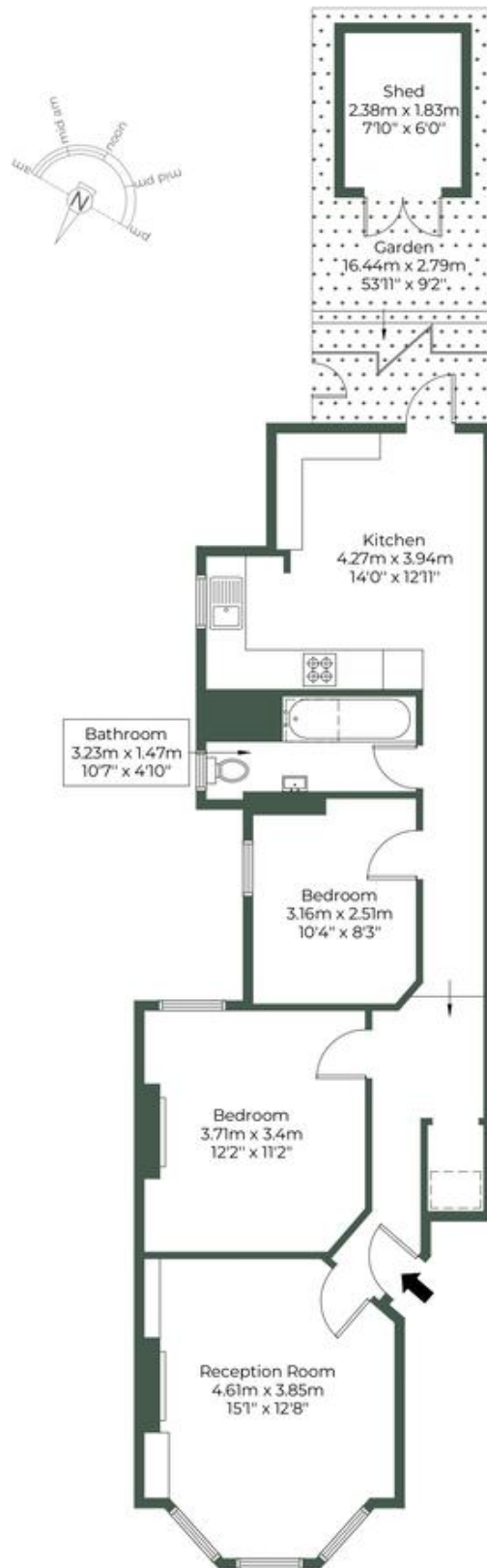
Restricted head height = 1.2 sq.m / 13 sq.ft

Shed = 4.3 sq.m / 46 sq.ft

Total = 74 sq.m / 796 sq.ft



= Reduced headroom below 1.5m / 5'0



Ground 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.