



MILE



College Road, Kensal Rise NW10

£2,150 pcm

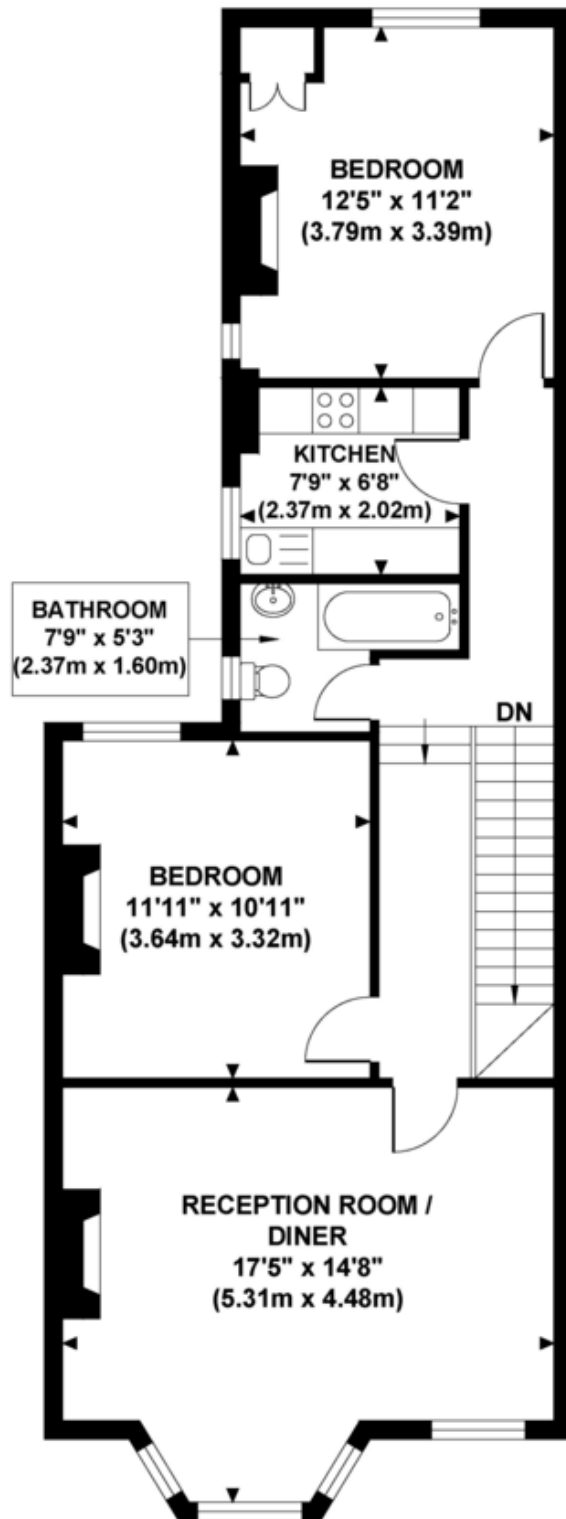
Mile are delighted to introduce to the market this lovely first floor apartment set within this well maintained semi-detached Victorian conversion situated in the heart of Kensal Rise.

EPC Rating: D

- **Fantastic first floor apartment**
- **Two double bedrooms**
- **Excellent condition**
- **Fantastic location**
- **Available 1<sup>st</sup> February 2025**
- **Offered unfurnished**
- **Separate fully fitted kitchen**
- **Double glazed windows**
- **Bright and airy**
- **Close to shops and transports**

# COLLEGE ROAD

Approximate Gross Internal Area  
749 sq ft / 69.58 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 31 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 718 SQ FT**

Although every attempt has been made to ensure accuracy...

**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.