** SOLE AGENTS **

mile... are delighted to offer to the market this incredibly sized first floor apartment with garden and off street parking. Set over two floors, this huge end of terrace property offers over 1600 square foot of living space, outside space and off street parking. The first floor consists of a 25ft eat in kitchen area with a stylish fully fitted kitchen, a double bedroom, a modern three piece family bathroom and a stunning 18ft master bedroom with bay windows and en suite. The attic, currently used as a living room, could easily be reverted to a bright 24ft bedroom. To the rear of the attic homes an incredibly large amount of storage space. There is access via the kitchen to a lovely private garden. The property also benefits from double glazed windows, wood flooring and carpet, high ceilings and an abundance of natural light and storage space. Wrottesley Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, vintage shops and both Kensal Rise (Overground) and both Kensal Green and Willesden Junction (Bakerloo Line & Overland) stations plus numerous bus routes.

- First floor apartment
- Three bedrooms
- Private garden
- Off street parking
- Share of freehold
- Two bathrooms (one en-suite)
- Eat in kitchen
- Excellent condition
- Over 1600 sq ft of living space
- Close to shops and transports
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.