

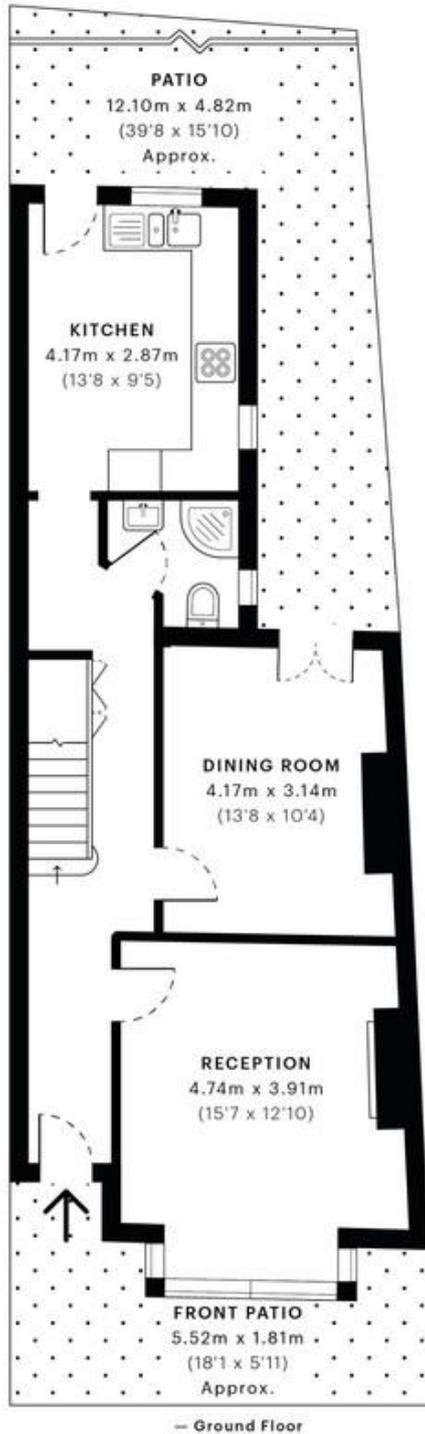


## Fortune Gate Road, London NW10

£2,600 pcm

Mile are delighted to bring to the market this beautiful three bedroom house to let. This fantastic home has been tastefully decorated and offers ample of living space over two floors. The ground floor comprises of a great reception room with bay windows, a separate dining area, down stairs bathroom, a superb fully fitted kitchen / diner and French doors giving access to a lovely and low maintenance garden, ideal for entertaining. The first floor comprises of three bedrooms and a modern three piece family bathroom. This beautiful home is offered in excellent condition and also benefits of double glazed windows throughout, high ceilings, many original features and an abundance of natural light and storage space. Offered ideally on an unfurnished basis, the property is available now. Fortune Gate Road is a quiet road ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park open space are only a short distance away from the property. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground - zone 2).

- Victorian house
- Three double bedrooms
- Low maintenance south facing garden
- Excellent condition
- Available September 2022
- Short walk to Roundwood park
- Two bathrooms
- EPC Rating C
- Bright and airy
- Close to shops and transport



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
119.06 sqm / 1281.55 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
109.78 sqm / 1181.66 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft