



MILE

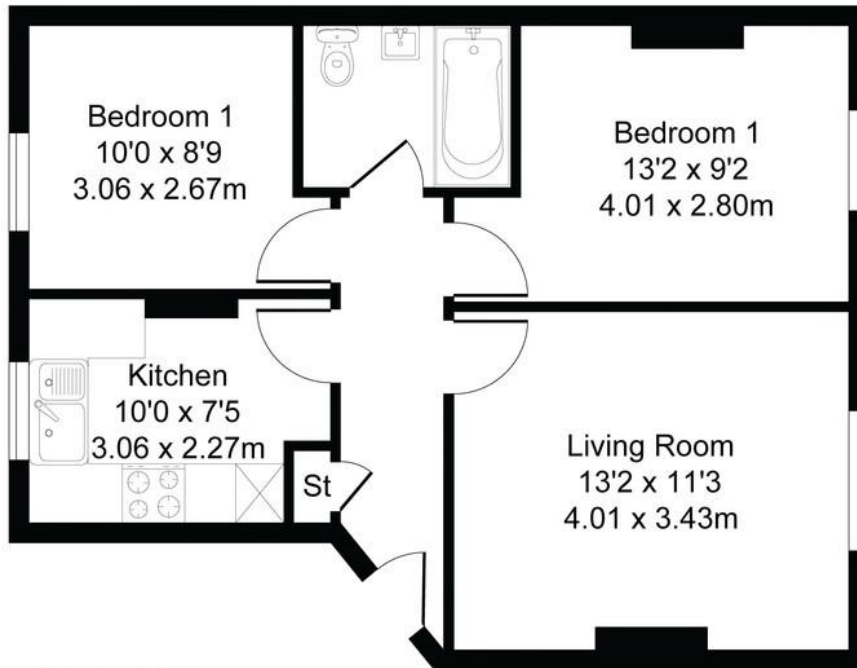


Sidmouth Road, Kensal Rise, NW2 £350,000 Leasehold

Mile are pleased to present to market this great two bedroom apartment in Kensal Rise. Offered in excellent condition, set within this well maintained building: this top floor apartment comprises of a beautiful bright reception room, two double bedrooms, a separate contemporary fully fitted kitchen and a modern three piece family bathroom. This lovely home also benefits from wood flooring throughout, double glazed windows, high ceiling and an abundance of storage space and natural light. The property is offered with a long lease. Sidmouth Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road and Willesden High Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green (Bakerloo) and Willesden Green (Jubilee) stations plus numerous bus routes, one being outside the property, at your door step.

- Top floor apartment
- Two double bedroom
- Fantastic location
- Separate contemporary kitchen
- Long lease (102 years)
- Excellent condition
- ideal first time purchase
- Double glazed windows
- Bright and airy
- Close to shops and transport

**Approximate Gross Internal Area
516 sq ft - 48 sq m**



Third 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.