



MILE



Berens Road, Kensal Green, NW10

£725,000 Share of Freehold

Cleverly laid out over two floor, this first floor apartment appointment maximises the enjoyment of living space through natural light expected of a first floor apartment.

The first floor comprises of an incredible open plan living area leading to a smart kitchen area, a three piece bathroom and great double bedroom.

The attic has been cleverly converted boasting a great double bedroom, with a small terrace and ensuite bathroom.

- Victorian conversion
- Split level apartment
- Two double bedroom
- Terrace in bedroom
- Chain free
- Quiet residential road
- Great location
- Open plan living area
- Bright and airy
- Close to shops and transports



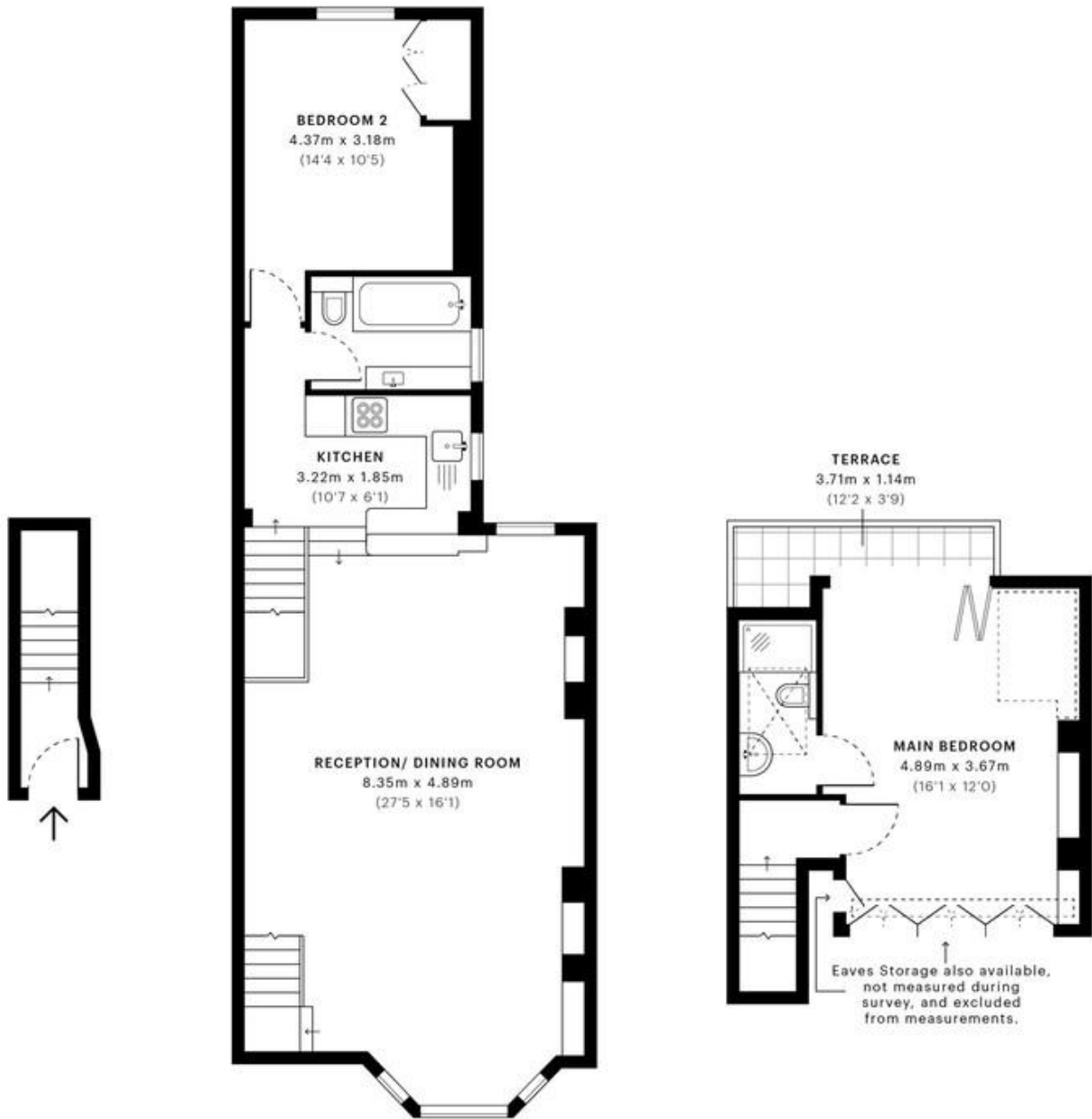
Berens Road, NW10

CAPTURE DATE 16/09/2022 LASER SCAN POINTS 48,255,038

GROSS INTERNAL AREA

87.46 sqm / 941.41 sqft

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— Ground Floor

— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
87.46 sqm / 941.41 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, restricted head height
62.12 sqm / 669.93 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.12 sqm / 33.58 sqft

RESTRICTED HEAD HEIGHT
Limited open areas under 2.0m
3.38 sqm / 36.38 sqft

Spec Verified floor plans are produced in accordance with

RICS 68 8020202014 - 06/02 sqm / 675.71 sqft

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.