



MILE



Acton Lane, Harlesden NW10 OIRO £310,000 Share of Freehold

Priced to sell: Mile are pleased to bring to market this great two bedroom apartment in need of refurbishment. Set on the lower ground of this unique conversion, this two bedroom lower ground floor apartment takes access via its own private entrance. Entering to the property is greeted by a open plan 18 ft kitchen living area, with bay windows and feature chimney breast, which could be used for a log burner, two bedrooms, sizeable bathroom and a great 48ft private garden accessed via one of the bedrooms. There is high levels of damp at the property that require immediate attention as this property would better suit buyers looking to increase their rental portfolio. Sold with a share of freehold and chain free.

- Lower ground floor flat
- Two bedroom
- High levels of damp (Work required)
- Chain free
- Share of freehold
- Good location
- Work required
- Private garden
- Own entrance
- Close to shops and restaurants



Acton Lane, NW10

CAPTURE DATE 12/01/2023 LASER SCAN POINTS 52,186,527

GROSS INTERNAL AREA

59.82 sqm / 643.90 sqft



— Lower Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The interior of the property
59.82 sqm / 643.90 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes swimming pools, restricted head height
57.07 sqm / 614.30 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited to areas under 2.0m
0.29 sqm / 3.12 sqft

Specified floor plans are produced in accordance with

RICS 38 RESIDENTIAL 36/23 59.82 sqm / 643.90 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.