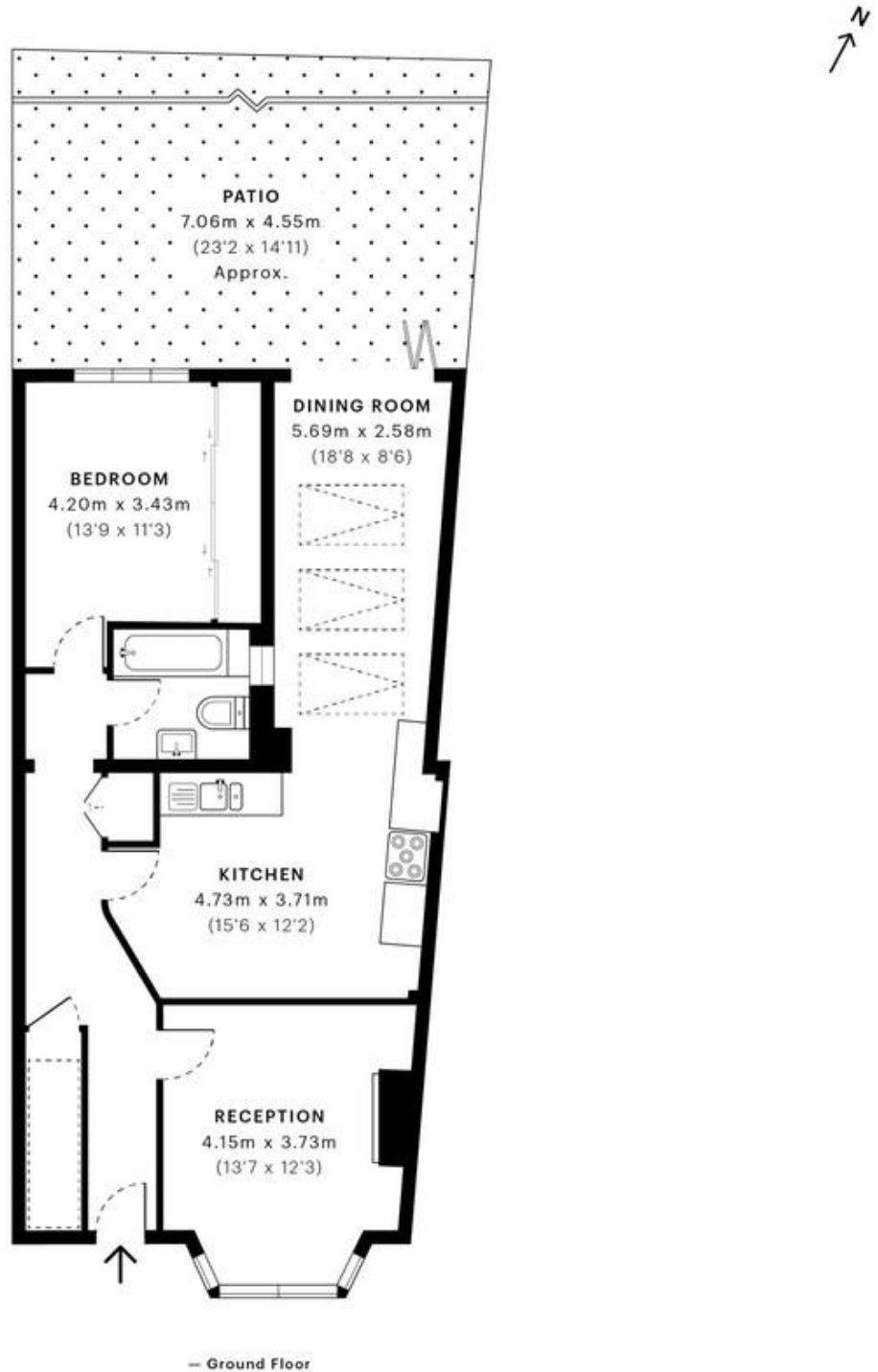


Kilburn Lane, Queens Park W10 £650,000 Share of Freehold

Mile... are delighted to bring to the market this unique extended two bedroom garden flat to rental for sale in W10. Offered in excellent condition with its own entrance, this great property comprises of a two spacious double bedrooms (one with bay windows), a stylish open plan kitchen, dining and living-room area leading to a fully fitted and finally a modern three piece bathroom. There is access from the kitchen living room onto a fantastic low maintenance garden which together creates a fantastic entertaining space. The property also benefits of from its own entrance, wood flooring throughout and an abundance of natural light and storage space. The property comes with a share of the freehold. Kilburn Lane is ideally located within a short walk of Salusbury Road and Chamberlayne Road's restaurants, pubs, vintage shops and both Queens Park (Bakerloo Line & Overground), Kensal Rise (Overground) and numerous bus routes as well as but also the wide open-space of Queens Park.

- Victorian property
- Garden apartment
- Two double bedroom
- Private garden
- Own entrance
- Open-plan kitchen / living area
- Share of Freehold
- Great location
- 832 sq ft of living space
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
77.34 sqm / 832.48 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
71.29 sqm / 767.36 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
2.35 sqm / 25.30 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 77.11 sqm / 830.01 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.