



# MILE



## Furness Road, London £450,000 Share of Freehold

Mile are delighted to offer to market this rare one bedroom garden apartment with off street parking. Set on the ground floor of this charming conversion and flexible with layout, this great flat offers great living space set on this quiet residential road. Taking shape of a great reception room with bay windows or equally could be used as the principle bedroom, a generous three piece bathroom, a rear reception room with garden views, separate dining room leading to the kitchen. There is access from the kitchen and rear living room to the incredible 78 ft private garden. Sold chain free with a share of the freehold. Furness Road is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Kensal Rise, Ladbroke Grove and Notting Hill

- Ground floor apartment
- Private garden
- Double bedroom
- Share of freehold
- Great location
- Chain free
- Off Street Parking
- 78 ft garden
- Great potential
- Close to shops and transports



Furness Road, NW10

CAPTURE DATE 17/02/2023 LASER SCAN POINTS 39,404,141

GROSS INTERNAL AREA

54.21 sqm / 583.51 sqft



**GROSS INTERNAL AREA (GIA)**  
The finished area of the property.  
54.21 sqm / 583.51 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes balconies, mezzanines/loft heights.  
50.12 sqm / 539.49 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited to areas under 2.0m.  
1.07 sqm / 11.52 sqft

Specified floor plans are produced in accordance with

ENFS 36 RESIDENTIAL 03/14 sqm / 37/09 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.