



MILE



## Hitherwood Court, London NW9 £290,000 Leasehold

Mile are pleased to bring to market this great one bedroom ground floor apartment set within this excellent block in NW9. Set on the ground floor of this desirable block in NW9, this fantastic apartment offers sleek low maintenance living across 533 sq ft. Benefitting from a stunning 15ft reception room leading to a modern fully kitted kitchen, a stylish three piece bathroom and a generous 15ft double bedroom. There is access via the reception room via the apartment's very own private patio, ideal for entertaining. Offered in excellent condition, the property benefits of wood flooring and carpet throughout, double glazed windows, high ceiling and an abundance of storage space and natural light.

- Modern apartment block
- Ground floor apartment
- Double bedroom
- Private patio
- Communal garden
- Excellent condition
- Great location
- 533 ft of living space
- Amenities close by
- Close to shops and transports

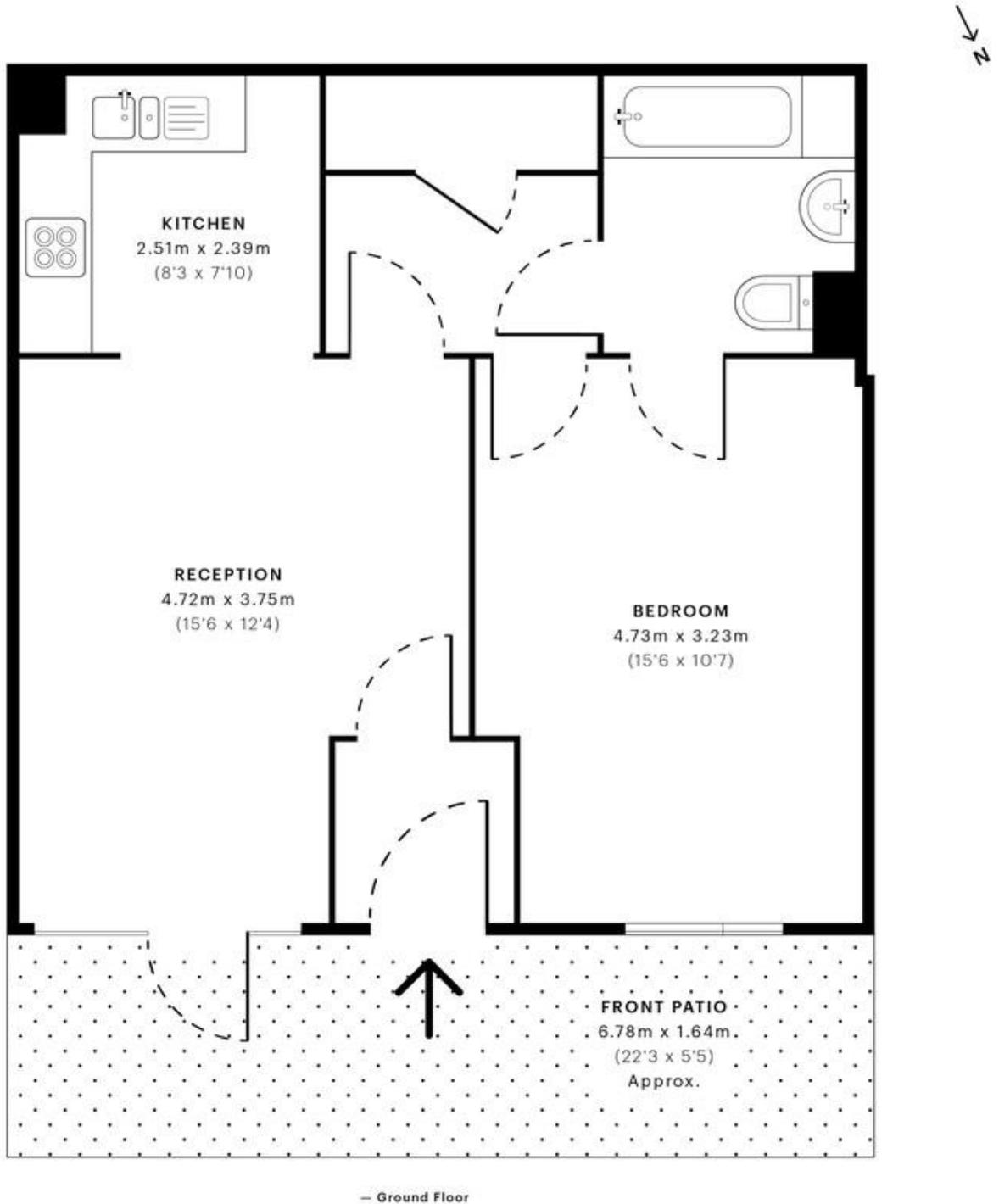


# Hitherwood Court, NW9

CAPTURE DATE 22/02/2023 LASER SCAN POINTS 24,550,139

GROSS INTERNAL AREA

49.60 sqm / 533.89 sqft



**GROSS INTERNAL AREA (GIA)**  
The interior of the property  
49.60 sqm / 533.89 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes balconies, restricted head height  
48.14 sqm / 518.17 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited clear areas under 2.0m  
0.00 sqm / 0.00 sqft

Specified floor plans are produced in accordance with

ENGLAND RESIDENTIAL 30/27 sqm / 31410 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.