



MILE



St Margarets Road, London NW10  
£1,000,000 Freehold

This charming and spacious four-bedroom family home is offered chain-free, providing a seamless buying opportunity. Ideally located just a short walk from Kensal Green Station, this property boasts excellent transport links and a vibrant local community.

Spread over three floors, the home offers a generous open-plan kitchen and dining area, perfect for entertaining, with doors opening onto a south-west facing garden, ideal for enjoying the afternoon and evening sun. The ground floor also features a separate reception room and a convenient guest WC.

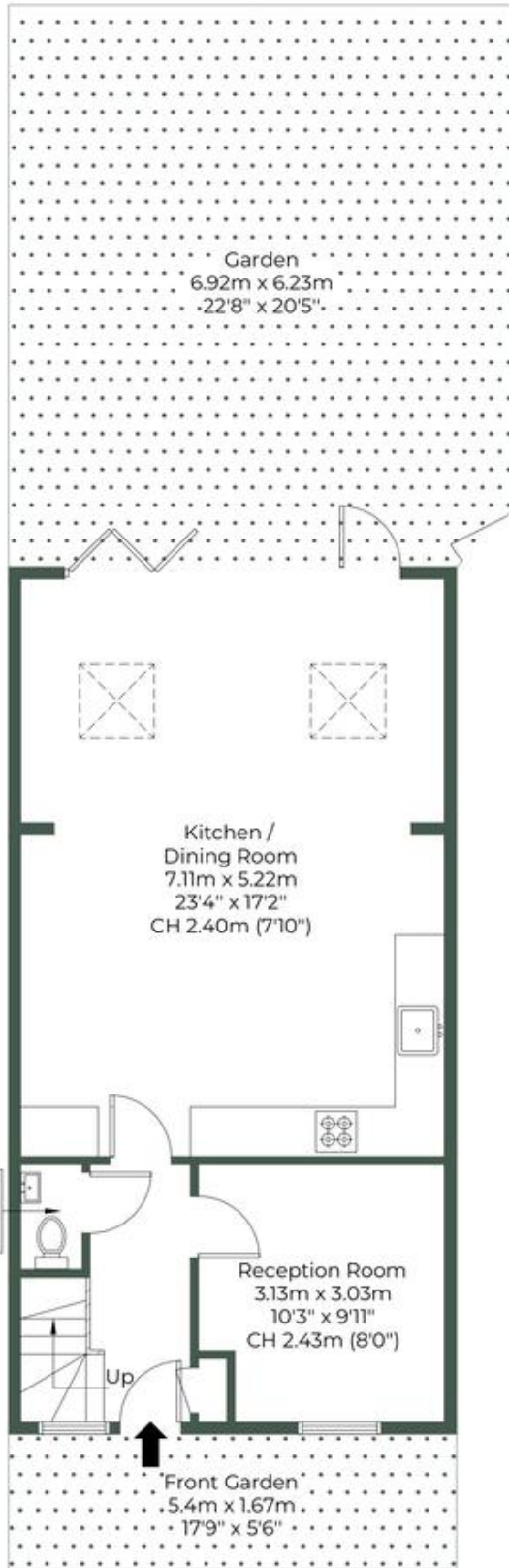
- Mid-terraced house
- Four bedrooms
- West facing garden
- Chain free
- Great location
- Excellent condition
- Open plan living area
- 1518 square foot
- Short walk to Kensal Green & Kensal Rise stations
- Amenities in close proximity

# ST. MARGARETS ROAD, NW10 5PY

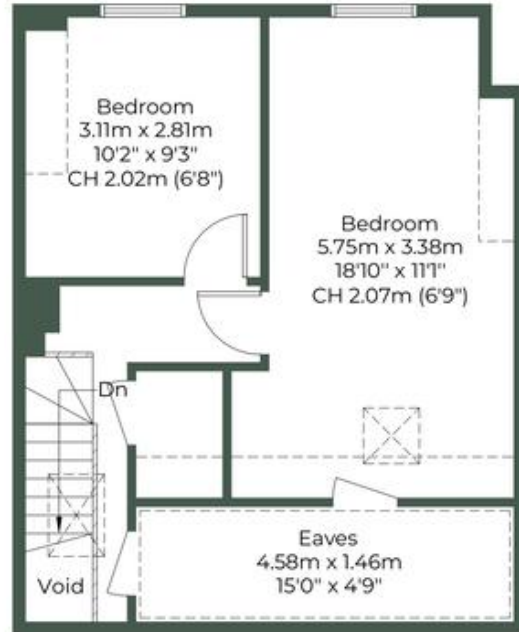
Approximate Gross Internal Area = 130.3 sq.m / 1402 sq.ft

Restricted head height = 10.8 sq.m / 116 sq.ft

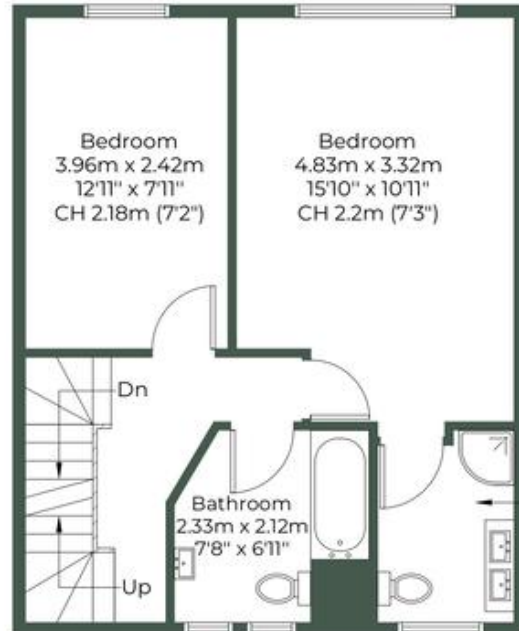
Total = 141.1 sq.m / 1518 sq.ft



Ground Floor



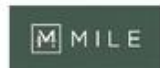
Second Floor



First Floor



= Reduced headroom below 1.5m / 5'0"



**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.