



MILE



Greyhound Road, Kensal Green, London NW10 £625,000 Share of Freehold

Mile are delighted to bring to market this stunning split level apartment set on this peaceful road in Kensal Rise. This beautiful apartment has been cleverly extended by its current owners to offer maximum living and entertaining space over 810sq ft. The first floor comprises of a fantastic reception room with bay windows, a modern three piece family bathroom, a contemporary fully fitted kitchen, and a great 14 ft double bedroom. The attic has been beautifully extended to accommodate a stunning main bedroom, with built in storage, and a clever study to the rear, currently used as a baby room. Offered in excellent condition, this lovely home benefits from double glazed windows throughout, wood flooring, high ceilings, an abundance of storage space and lots of natural light. The property is sold with the share of freehold, chain free and is within the catchment area for the desired Princess Frederica School. Greyhound Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Victorian conversion
- Split level apartment
- Two double bedrooms
- Chain free
- Quiet residential road
- Bright and airy
- Excellent condition
- Share of Freehold
- Double glazed windows
- Close to shops and transport

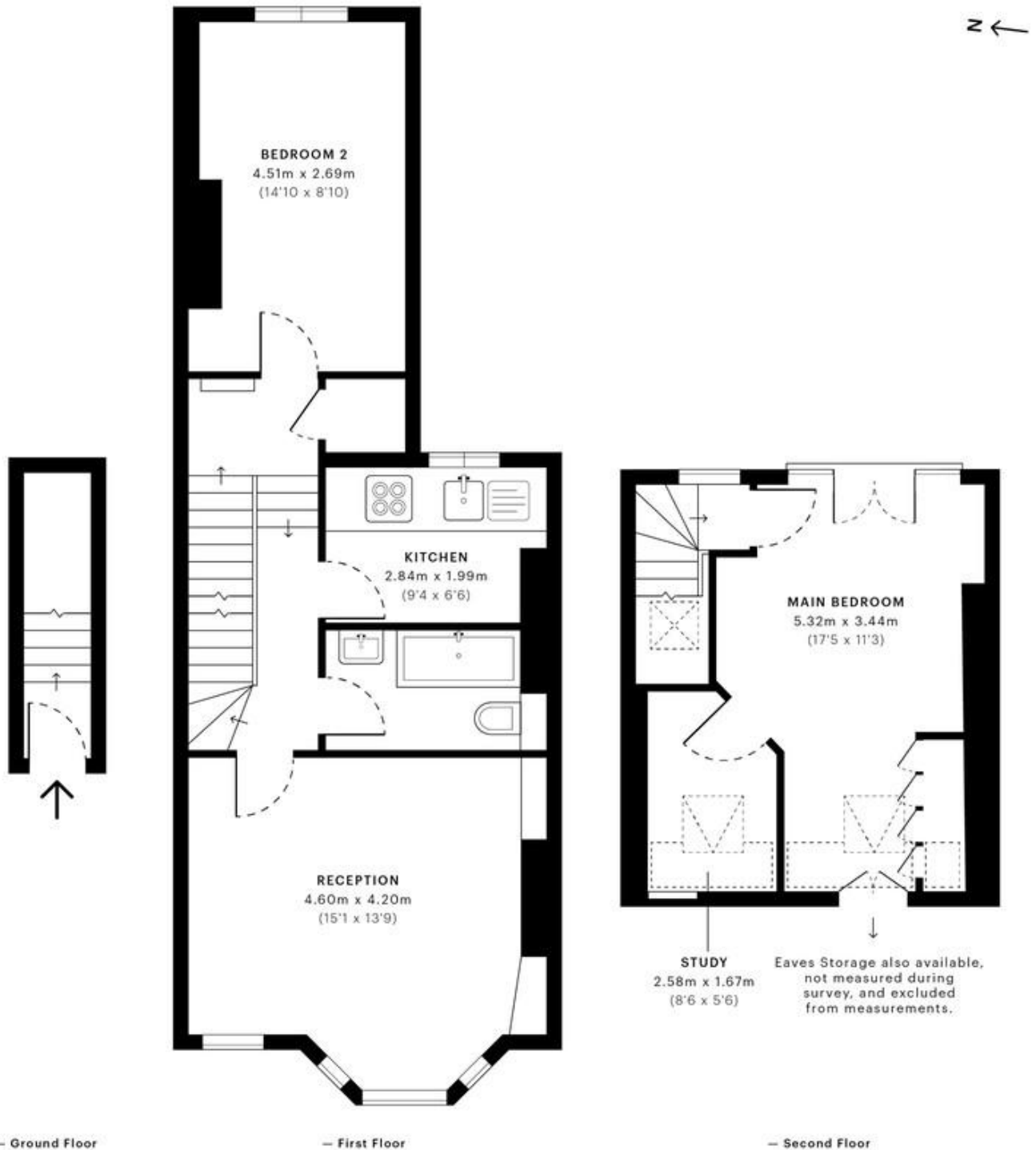


Greyhound Road, NW10

CAPTURE DATE 25/11/2022 LASER SCAN POINTS 93,423,199

GROSS INTERNAL AREA

75.34 sqm / 810.95 sqft



GROSS INTERNAL AREA (GIA)
The interior of the property
75.34 sqm / 810.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids, mezzanines, restricted head height
66.70 sqm / 717.95 sqft

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

RESTRICTED HEAD HEIGHT
Limited to areas under 2.0m
2.83 sqm / 30.46 sqft

Specified floor plans are produced in accordance with

RICS 36 RESIDENTIAL 6/17/2018/17/03/2018

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.