



MILE



Fernhead Road, London W9

£2,800 pcm

Mile are delighted to introduce to the market this fantastic newly refurbished split-level apartment set on the second and third floor of this Victorian conversion and situated next to Queens Park station (Bakerloo line and Overground).

Fernhead Road is ideally located just moments away from Queens Park station (Bakerloo line and Overground), the wide open spaces of Queens Park and is also within easy walking distance to many shops, bars and restaurants of Queens Park, Maida Vale and Kensal Rise.

- Superb split-level apartment
- Three double bedrooms
- Fantastic location
- Refurbished to a high standard
- Available 1<sup>st</sup> July
- Offered part furnished
- Separate contemporary kitchen
- Two bathrooms (one en-suite)
- Double glazed windows
- Close to shops and transports



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CAPTURE DATE 11/01/2023 LASER SCAN POINTS 36,653,711

GROSS INTERNAL AREA

100.82 sqm / 1085.22 sqft

z ←



— First Floor

— Second Floor

— Third Floor



Specified floor plans are produced in accordance with

RICS 38-RENDERING 3417 sqm / 1013.64 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.