



MILE



## Burns Road, London NW10 £450,000 Leasehold

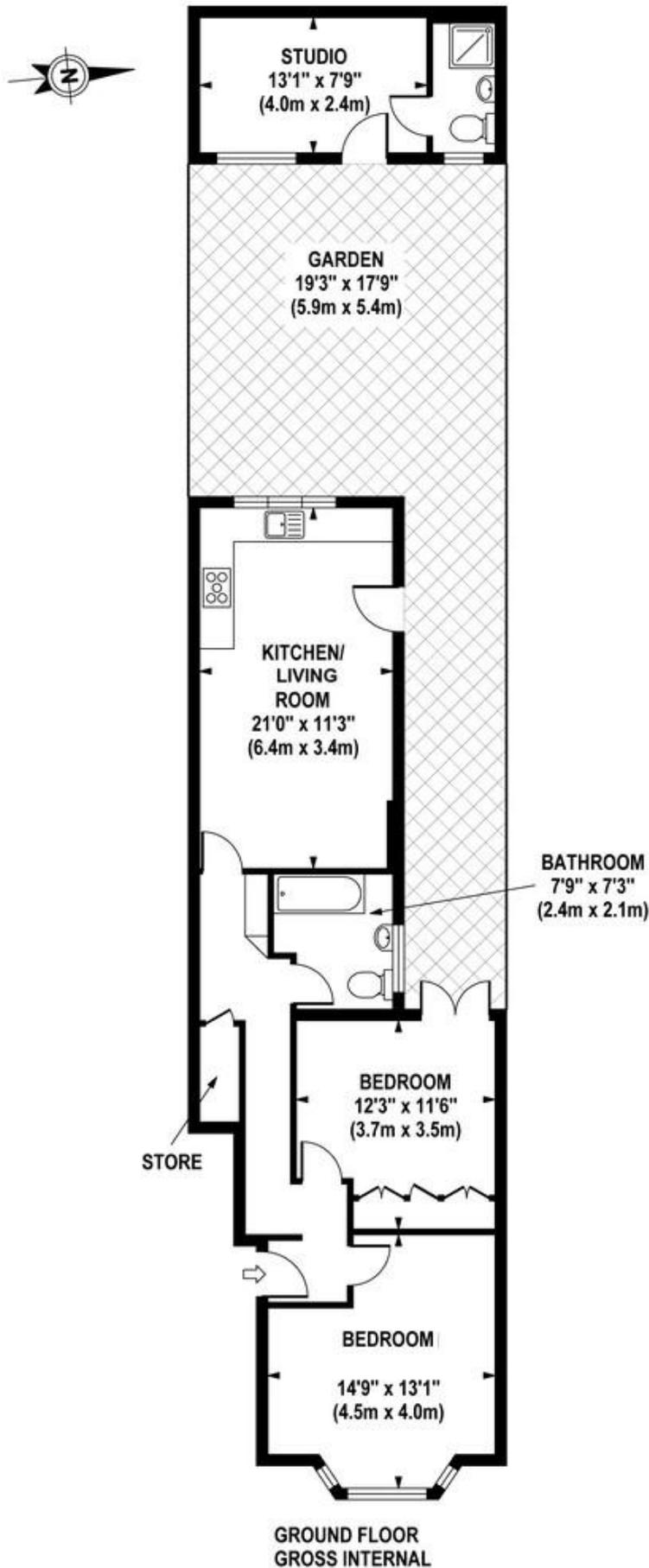
Welcome to Burns Road. This fantastic home of over 700sq ft has been tastefully decorated and offers fantastic accommodation space. Offered in excellent condition, the property comprises of a lovely reception room with bay windows, a great bedroom with wall to wall built-in wardrobes, a modern three piece bathroom and a fantastic 21ft kitchen / diner fully fitted with modern appliances. There is access from the bedroom and kitchen onto a superb 20ft south facing garden, ideal for entertaining. You can also find at the back of the garden a great office space / studio with a bathroom. This lovely home benefits from wood flooring throughout (except carpet in the bedroom), original wood sash windows, high ceilings and an abundance of natural light and storage space. Burns Road is a quiet road ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park open space are only a short distance away from the property. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground – zone 2).

- Fantastic garden apartment
- Two bedrooms
- Amazing west facing garden
- Excellent condition
- Long lease
- Potential to extend (STPP)
- Superb 21ft kitchen / diner
- Great office garden / room with en-suite shower-room
- Fantastic location
- Close to shops and transports

# BURNS ROAD

Approximate Gross Internal Area 710 sq ft / 66.0 sq m  
(Excluding Studio)

Studio Building Area 133 sq ft / 12.4 sq m



**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.