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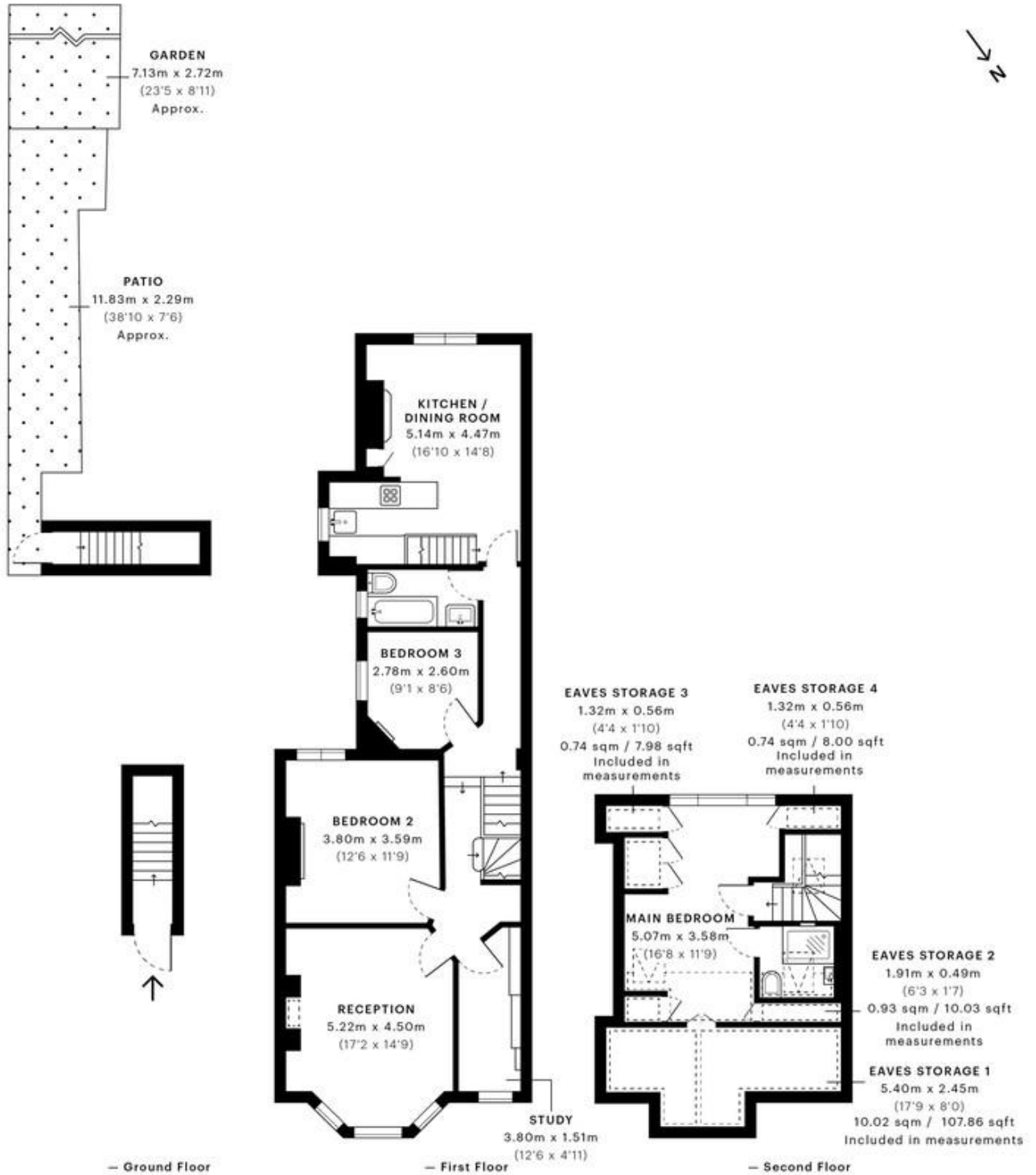


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## Holland Road, London NW10 £750,000 Share of Freehold

Mile are delighted to bring to market this incredible apartment of 1310 sq ft with private garden. Set on the first floor of this incredible period property, this stunning home comprising of a generous 1310 sq ft set over two floors. Tastefully designed and incredibly well maintained, the first floor of this home is formed of a chic 16ft kitchen diner to the rear which is showered with south facing light, a modern three piece, two bedrooms and a further study, and a cosy reception room with bay windows and feature fire place. The attic has been converted into a further double bedroom with en suite. There is access via the kitchen diner on to the superb private south facing garden. Offered in excellent condition, the flat also benefits from high ceilings, wooden flooring and carpet throughout, double glazed windows throughout, many original features and an abundance of light and storage space. Holland Road is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Kensal Rise, Ladbroke Grove and Notting Hill.

- Victorian conversion
- Three bedrooms
- Private south facing garden
- Kitchen Diner
- Separate Reception room
- 1310 sq ft of living space
- Quiet residential road
- Excellent condition
- Share of freehold
- Close to shops and restaurants



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
121.74 sqm / 1310.40 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes landings, restricted head height  
96.37 sqm / 1037.32 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 2.0m  
17.80 sqm / 191.60 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.