



MILE



All Souls Avenue, London NW10 OIEO £600,000 Freehold

Mile are delighted to bring to market the refurbished two bedroom end of terrace garden flat. A rare opportunity to acquire a stunning end of terrace garden apartment set on the corner of this great road in Kensal Rise. Recently refurbished by the current owners, this fantastic apartment is ready to move in. Benefitting from its own entrance, the flat consists of two good sized double bedrooms, a contemporary bathroom, and a stunning 19ft fully fitted open plan kitchen/living area. There is access via the living room on to the amazing 29ft southerly facing private garden. The garden has bags of potential and could be greatly invigorated by a green thumb enthusiast! Sold chain free with the freehold of the building, there is also potential to extend the property (STPP) to maximise accommodation. All Souls Avenue is ideally located just moments away from the wide open space of Roundwood Park and also within easy walking distance to many shops, bars and restaurants along with the amazing transport links of Kensal Rise (Overland) and both Kensal Green and Willesden Junction (Bakerloo line & Overground) stations.

- Ground floor flat
- Private garden
- Own private entrance
- End of terrace
- Freehold
- Potential to extend (STPP)
- Chain free
- Great location
- Recently refurbished
- Close to shops and restaurants

All Souls Avenue NW10 3BT

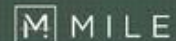
Approx Gross Internal Area = 66.7 sq m / 717 sq ft



Ground Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

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.