



Chamberlayne Road, Kensal Rise NW10

£575,000 Leasehold

Mile are delighted to introduce to the market this very large and charming split-level apartment of over 1,400sq ft set within this conversion in the heart of Kensal Rise. Benefiting of its own entrance and split over two floor, this great property is currently divided into five bedrooms with three bathrooms (two ensuites) and a fully fitted separate kitchen / diner.

Offered in excellent condition, this very spacious apartment also benefits from double glazed windows, original features, carpet throughout, high ceilings, a very large storage space in the eaves and an abundance of natural light.

- Amazing split-level apartment
- Three double bedrooms
- Excellent condition
- Fantastic location
- Chain Free
- Potential to extend (STPP)
- Large separate kitchen / diner
- Own entrance
- Over 1,400sq ft of living-space
- Close to shops and transports



GROSS INTERNAL AREA (GIA)
The footprint of the property
130.37 sqm / 1403.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
116.94 sqm / 1258.73 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
20.33 sqm / 218.83 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 124.76 sqm / 1342.91 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.