



MILE



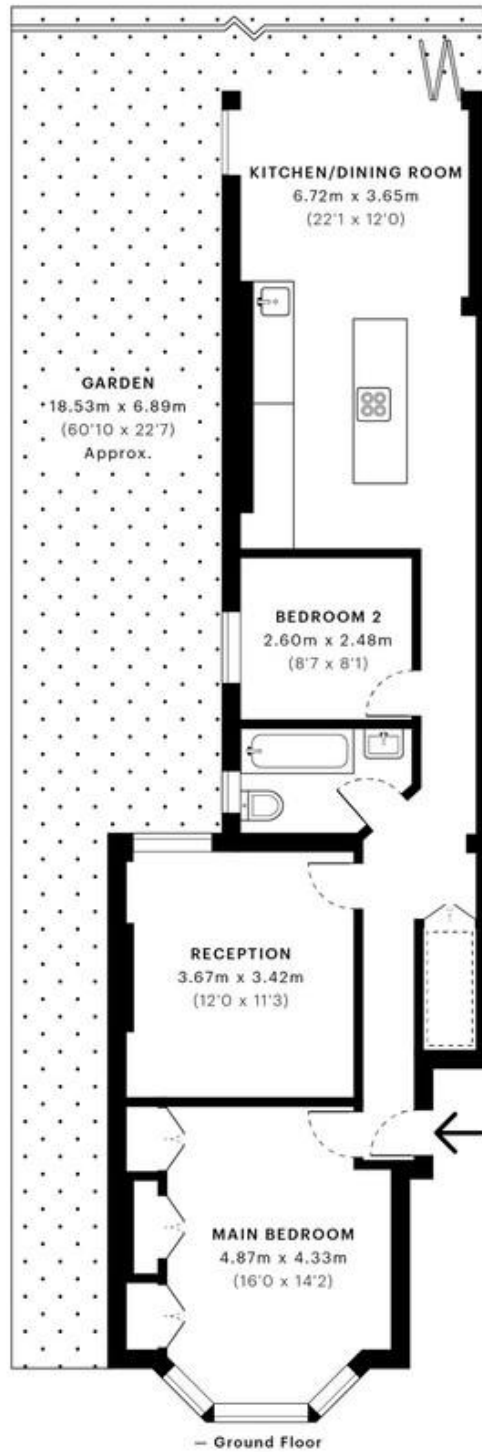
MILE



Linden Avenue, London NW10 £775,000 Share of Freehold

Mile are incredibly pleased to present to the market this beautiful two bedroom garden apartment on one of Kensal Rise's best roads. Offered in pristine condition, the property boasts two double bedrooms (one with built-in cupboards), a three piece family bathroom, a separate living-room and a contemporary eat-in kitchen extended with bi-folding doors leading into a mature 25ft south-west facing garden. Full of character, the flat also benefits from high ceilings, solid oak wood flooring and carpet, original sash windows and an abundance of light and storage space. Offered with a share of the freehold with planning permission previously in place for the side return, which can easily be renewed. Linden Avenue is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salisbury Road's many restaurants, pubs, vintage shops and is within walking distance to Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Victorian conversion
- End of terrace with side access
- Two double bedrooms
- Immaculate west facing garden
- Amazing location
- Share of Freehold
- Planning permission previously in place for the side return
- Quiet residential road
- Can be used as three bed
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
74.83 sqm / 805.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.49 sqm / 758.75 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.72 sqm / 18.51 sqft