









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 Salusbury 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

74.83 sqm / 805.46 sqft

CAPTURE DATE 24/09/2020 LASER SCAN POINTS 18,398,435

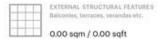
KITCHEN/DINING ROOM 6.72m x 3.65m (22'1 x 12'0) GARDEN *18.53m x 6.89m (60'10 x 22'7) Approx. **BEDROOM 2** 2.60m x 2.48m (8'7 x 8'1) RECEPTION 3.67m x 3.42m (12'0 x 11'3) MAIN BEDROOM 4.87m x 4.33m (16'0 x 14'2) - Ground Floor



OROSS INTERNAL AREA (OIA)
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





RESTRICTED HEAD HEIGHT Limited use area under 1.5 m

1.72 sqm / 18.51 sqft

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Spec Verified floor plans are produced in accordance with

IPMS 38 RESIDENTIAL 73.89 sqm / 795.35 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,

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.

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.

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.