



MILE



Ancona Road, London NW10 £545,000 Leasehold

Mile are pleased to present to the market this two bedroom garden apartment on this beautiful three lined street. Offered in excellent condition, this beautiful garden apartment provides loving accommodation on this beautiful tree-lined residential road. Well maintained by the current owners, this property takes shape of a great separate reception with bay windows, a great sized master bedroom and further bedroom, a three piece family bathroom and fully fitted eat-in kitchen. There is access via the kitchen onto a beautifully mature garden, ideal for entertaining. Sold with a long lease and chain free. Ancona Road is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (Overground) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Kensal Rise, Kensal Green, Ladbroke Grove and Notting Hill.

- Garden apartment
- Two bedrooms
- Private garden
- Excellent condition
- Chain Free
- Tree lined residential road
- Great location
- Eat-in Kitchen
- Separate reception room
- Close to shops and transport



Ancona Road, NW10

CAPTURE DATE 26/01/2023 LASER SCAN POINTS 36,409,118

GROSS INTERNAL AREA

66.54 sqm / 716.23 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
66.54 sqm / 716.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
61.70 sqm / 664.13 sqft

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

RESTRICTED HEAD HEIGHT
Limited to areas under 2.0m
1.07 sqm / 11.52 sqft

Specified floor plans are produced in accordance with

RICS 36 RESIDENTIAL 01/21 sqm / 706.37 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.