



MILE



Sandringham Road, London NW2

£525,000 Leasehold

Welcome to Sandringham Road. This spacious two-bedroom first-floor apartment offers generously sized rooms throughout, perfect for comfortable living. Both bedrooms are doubles, complemented by a large reception room and a kitchen that is big enough to double as an eat-in kitchen. One of the standout features of this property is its private garden—rare for a first-floor apartment—which is easily accessible directly from the flat, allowing you to enjoy the best of both worlds with elevated natural light and the outdoor space typically associated with ground-floor homes. The property also has its own private entrance, adding an extra layer of privacy and convenience. For those looking for future growth, there's long-term potential to extend into the attic, subject to planning permission, making this a fantastic opportunity for anyone seeking to create additional space over time. With 753 square feet of living space and a long lease of 165 years, this home offers both comfort and investment security. Located in the vibrant and sought-after area of Willesden Green, you'll enjoy the benefits of a lively community with excellent amenities. A short walk will take you to Willesden Green underground station (Jubilee Line), providing fast links into central London. On your way to the station, why not pop into Gails which is only a short walk away! Willesden Green is an area that balances the charm of a suburban feel with the convenience of city life, offering trendy cafes, parks, and a friendly atmosphere. This property is a must-see for anyone seeking a home with space, potential, and a fantastic location.

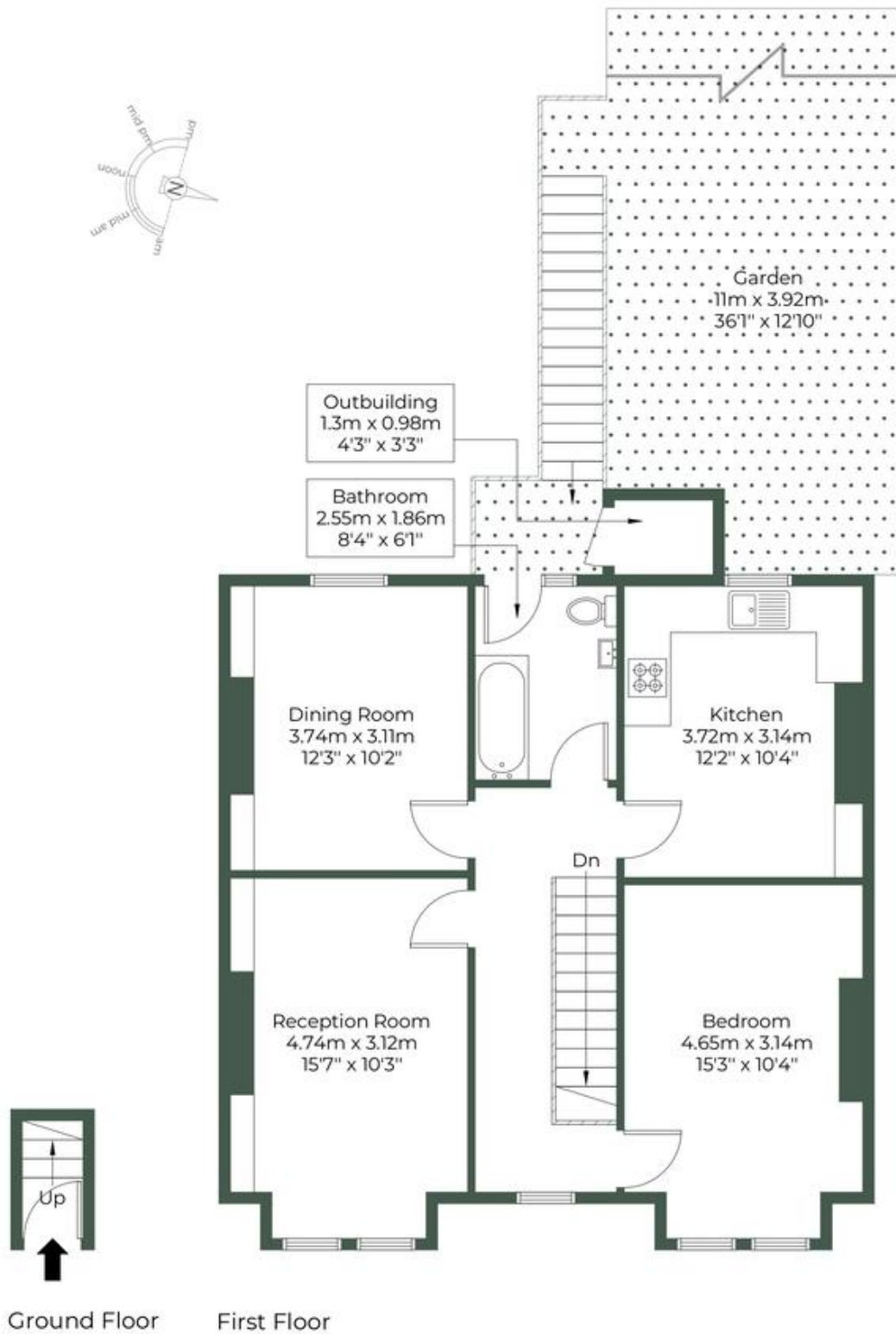
- First floor apartment
- Two double bedrooms
- Eat in kitchen
- Private garden
- Good condition
- Quiet residential road
- 753 sq ft
- Own entrance
- Quiet residential road
- Close to shops and transports

SANDRINGHAM ROAD, NW2 5ER

Approximate Gross Internal Area = 70 sq.m / 753 sq.ft

Outbuilding = 1.3 sq.m / 14 sq.ft

Total = 71.3 sq.m / 767 sq.ft



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.