



MILE



Wakeman Road, Kensal Green NW10

£2,400 pcm

Mile are delighted to introduce on to the market this lovely two bedroom garden apartment set on the ground floor of this semi-detached Victorian conversion situated in the heart of Kensal Rise.

The flat benefits from original sash windows, high ceilings, original floor boards in the bedrooms and lounge and an abundance of storage space and natural light.

- Superb garden apartment
- Two double bedrooms
- Private south facing garden
- Excellent condition
- Available Late July!
- Offered unfurnished ideally
- Side entrance to the garden
- Many original features
- Fantastic location
- Close to shops and transports



GROSS INTERNAL AREA (GIA)
The footprint of the property
57.01 sqm / 613.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes landings, restricted head height
53.80 sqm / 579.10 sqft

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

RESTRICTED HEAD HEIGHT
Limited open areas under 2.0m
0.00 sqm / 0.00 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.