

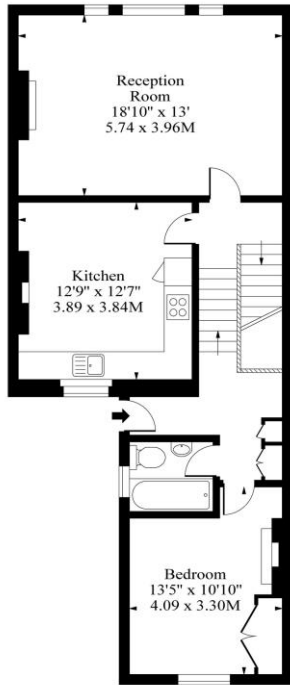
4 Bedroom Duplex
Mill Lane
London NW6

- Four double bedrooms
- Two bathrooms
- Duplex apartment
- Close to transport

Asking price of £650,000
Leasehold



Mill Lane NW6



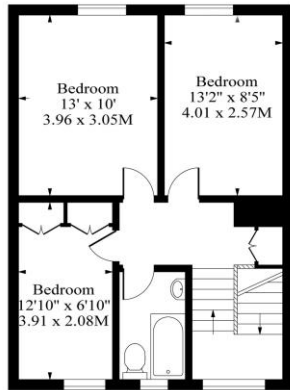
First Floor

Approx Gross Internal Area 1231 Sq Ft - 114.40 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

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Second Floor



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We are delighted to offer this four double bedroom duplex apartment (approx 1,100 sq ft.) located on Mill Lane with the entrance on Sumatra Rd. Comprising bright reception room, two bathrooms, fully fitted kitchen/diner with all appliances.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.