

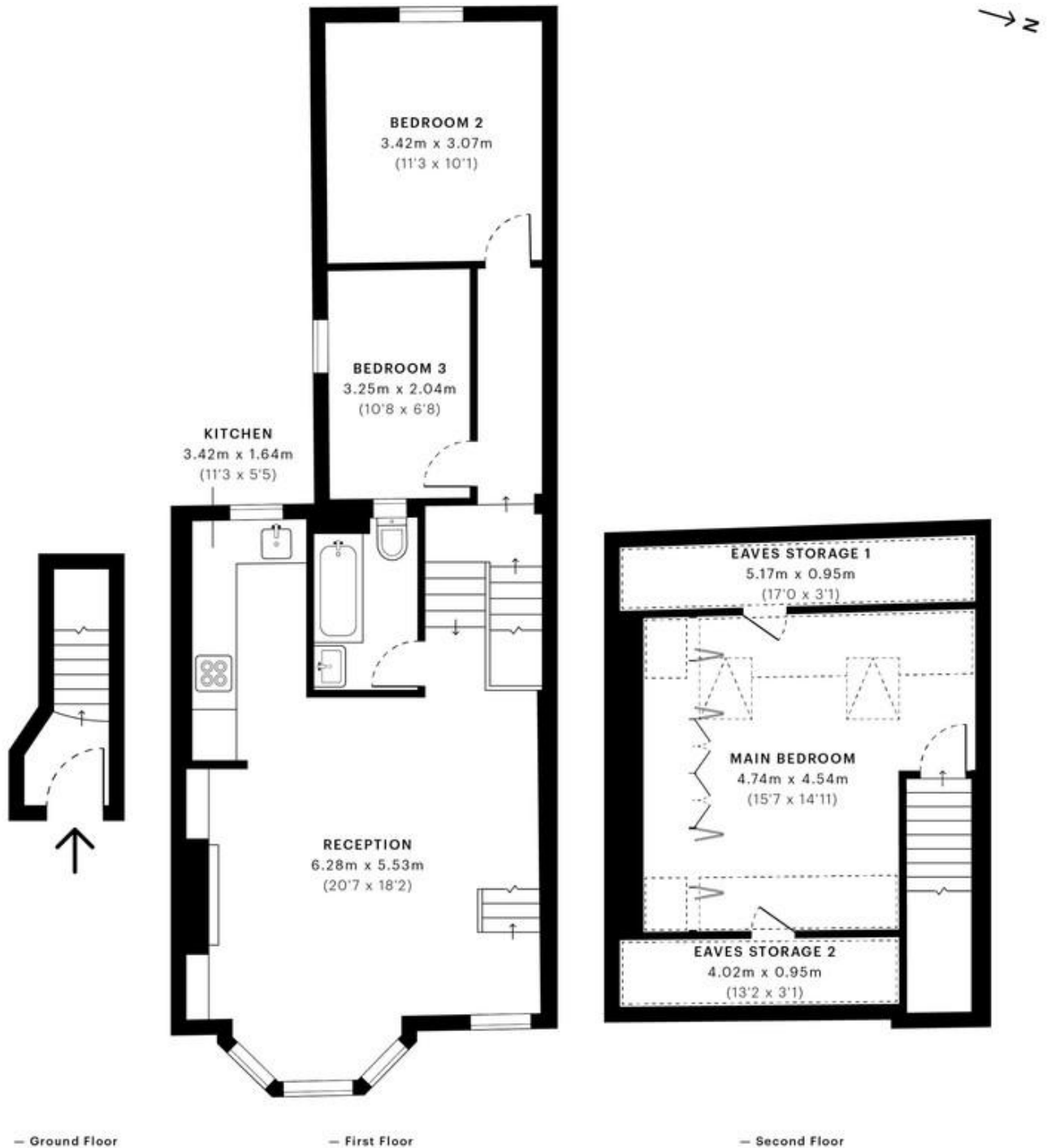


## Churchill Road, London NW2 £575,000 Share of Freehold

\*\*\* SOLE AGENTS \*\*\*

mile... are delighted to bring to the market this stunning split level apartment for sale in NW2. Offering excellent living space of 1146 sq ft over two floors, this well-proportioned apartment has been well nurtured by the current owners. Benefitting from an abundance of natural light, this great home takes shape on the first floor of an incredibly inviting 20ft reception room with bay windows, Two double bedrooms, three piece family bathroom, and a fully fitted separate kitchen. The attic has been well converted offering a further double bedroom and ensuite bathroom. Offered in good condition, this lovely home benefits from double glazed windows throughout, carpet throughout, high ceilings, an abundance of storage space and lots of natural light. There is potential to extend the property further STPP. Ha nover Road is within easy walking distance of Chamberlayne Road and all its shops, delis, gastro pubs and coffee shops and is also within few minutes' walk to Queens Park open space and Salusbury Road. Kensal Rise (Overground) and both Queens Park and Kensal Green (Bakerloo Line & Overland) stations, buses and other transport links are also within easy reach.

- Split level apartment
- Three bedrooms
- Open plan kitchen living area
- Excellent condition
- Share of freehold
- Great location
- Over 1027 sq ft of living space
- Potential to extend the attic further (STPP)
- Quiet residential road
- Close to shops and transport



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
95.48 sqm / 1027.74 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
85.50 sqm / 920.31 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
16.83 sqm / 181.16 sqft

Spec Verified floor plans are produced in accordance with

IFMS 38 RESIDENTIAL 89.32 sqm / 961.43 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.