



MILE



Sellons Avenue, London NW10

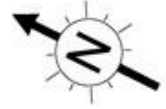
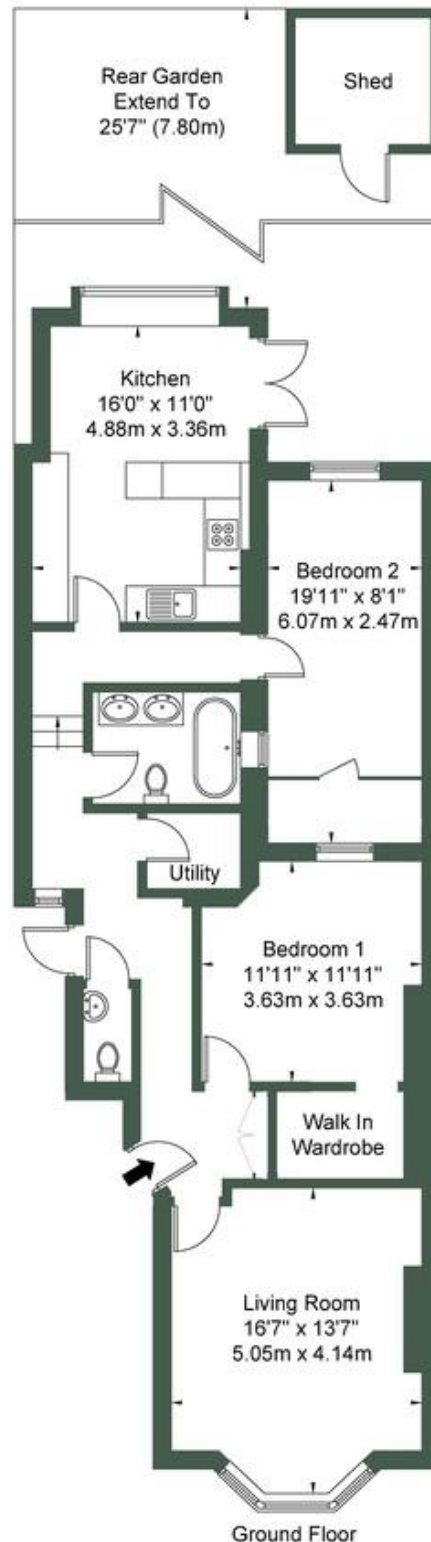
£630,000 Share of Freehold

Mile are delighted to bring to market this incredible garden apartment of 1059 sq ft. Loved and nurtured by the current owners, this amazing home is set on the ground floor of this period conversion. This idyllic apartment offers generous living space across 1059 square foot. Starting from the front of the property takes shape from a stunning 16ft separate reception room with bay windows and feature fire place, the first of the bedrooms is generously proportioned and benefits from a built in wardrobe, and the second bedroom has been cleverly converted allowing it to be showered with natural light. Very well considered, the property also homes a contemporary three piece family bathroom, a separate guest WC, and a clever utility cupboard. Leaving the show stopper till last, the rear has been very well considered and extended to house a stunning 16ft kitchen dining room with garden views. There is access via the dining area to the tranquil 25ft private separate reception room, and to the rear you will find a great summer house. Offered in excellent condition and sold with a share of the freehold, this lovely home benefits from double glazed windows, hard wood flooring throughout, high ceiling, an abundance of storage space and lots of natural light. Sellons Avenue is ideally positioned close to all the local amenities of Harlesden is within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk school and Roundwood Park open space are only a few minutes walk from the property. The nearest station is Willesden Junction (Bakerloo line / Overground).

- Victorian conversion
- Beautiful garden apartment
- Two double bedrooms
- 1059 sq ft of living space
- 25ft private garden
- Summer house
- Off Street Parking
- Share of Freehold
- Stunning road
- Close to shops and transports

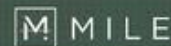
Sellons Avenue NW10 4HH

Approx Gross Internal Area = 98.4 sq m / 1059 sq ft
(Excluding Shed)



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

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.