



MILE



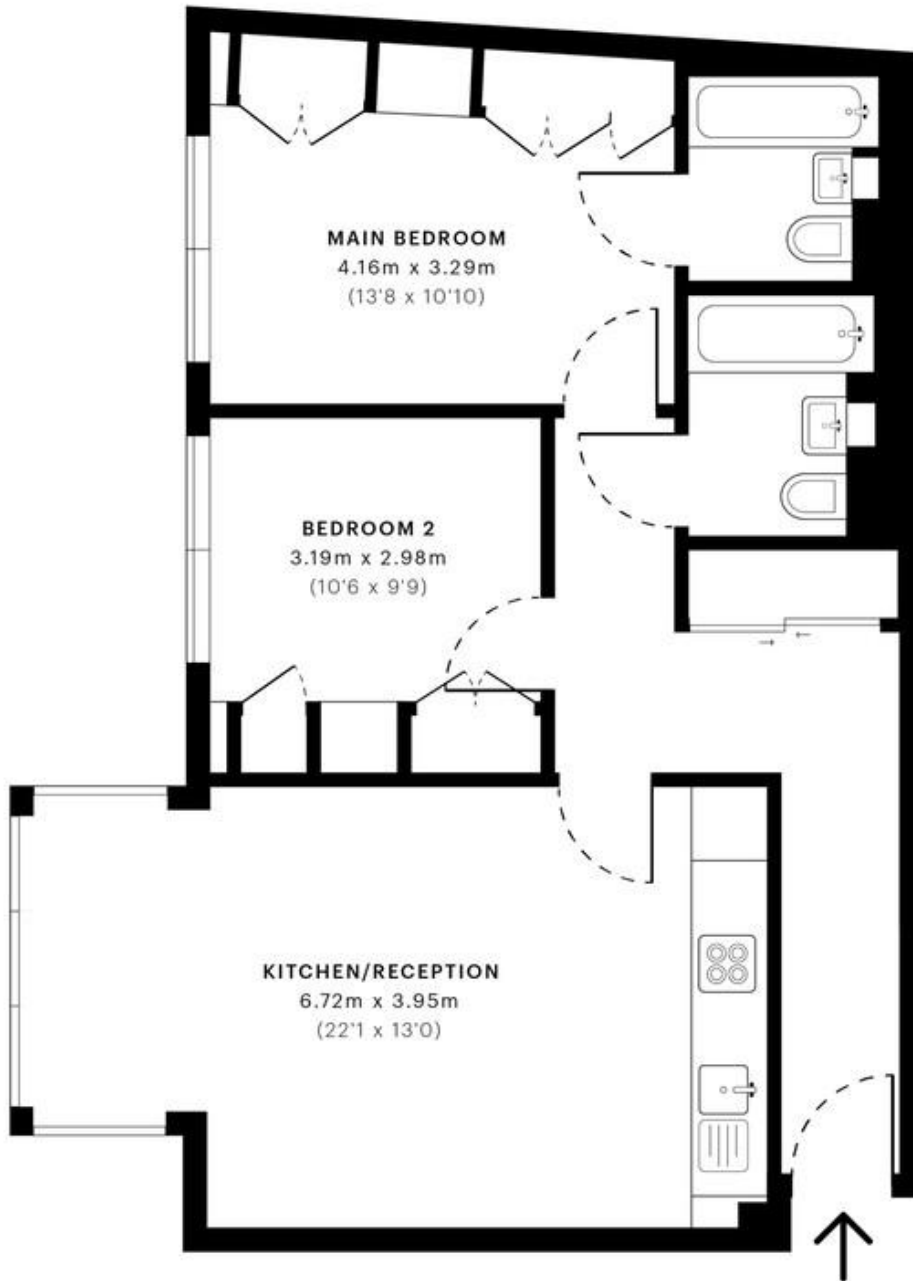
## Park House, London NW10 Offers in Excess of £425,000, Leasehold

Mile are delighted to bring to market this stunning high spec two bedroom two bathroom apartment set within this modern block that delivers affordable luxury living in a Central London area.

Cleverly designed and thoughtfully laid out with an elegant 22 ft open plan kitchen living area with bay windows, two well-proportioned double bedrooms (both with built in wardrobes) and two stunning modern bathrooms with one being an en-suite.

Residents also benefit from a communal common room in the premises that is an annex to the stunning communal garden, great for entertaining family and friends. The common room can also be used as a shared work space.

- High Spec Apartment
- Two double bedroom
- Two bathrooms (one en-suite)
- 999 year lease
- Chain Free
- Excellent condition
- Secure block
- 740 sq ft of living space
- Viewing recommended
- Close to shops and transports



— Second Floor

 <p><b>GROSS INTERNAL AREA (GIA)</b> The finished area of the property 68.84 sqm / 740.99 sqft</p>	 <p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes walkways, restricted head height 64.92 sqm / 698.79 sqft</p>	 <p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, overhangs etc. 0.00 sqm / 0.00 sqft</p>	 <p><b>RESTRICTED HEAD HEIGHT</b> Limited to areas under 2.0m 0.00 sqm / 0.00 sqft</p>
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Specified floor plans are produced in accordance with

ONS 38 RESIDENTIAL 03/23 sqm / 740.99 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.