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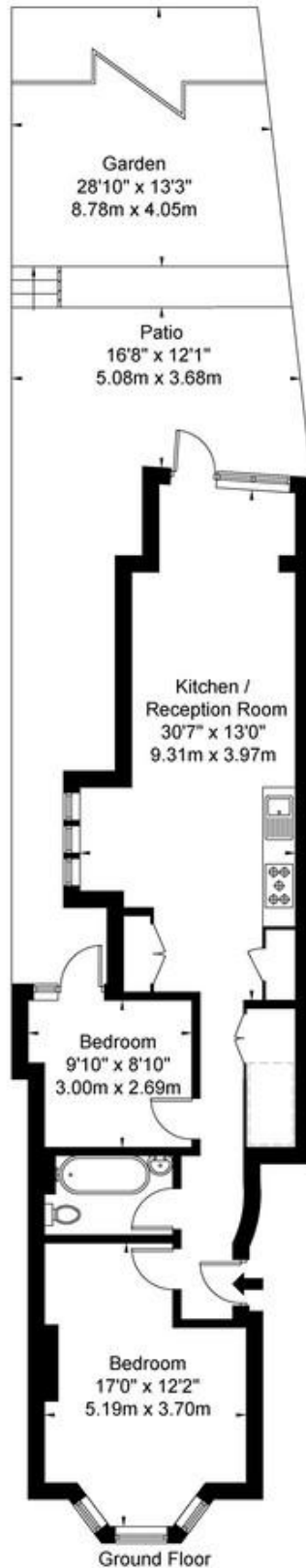
Tubbs Road, London NW10 £470,000 Leasehold

Mile are incredibly excited to bring to market this truly stunning garden apartment in NW10. Come on a journey to view this absolutely gorgeous garden apartment on this residential road in North West London. Well considered, much loved and nurtured by the current owners, this home offers tranquil and luxury living across 709 sq ft of living space. The front room with bay windows is both peaceful and idyllic, the three piece bathroom is generously proportions and well-designed which great high ceilings, whereas the second double bedroom too is a beautiful space with westerly light and has access to the garden. Moving on to the show stopper of the apartment, the open plan kitchen living space. Bathed in light from both the rear and the rare bay window, with a contemporary fully fitted kitchen and bi-folding doors which lead to the garden. The owners have set this incredible space to be flexible for cosy relaxing living but also grand enough to host and entertain. If inside wasn't stunning enough, the garden may just be the cherry on top. Double aspect, with both a modern patio area and a generous 28 ft grassed garden area -the garden too is a fabulous room to also relax and entertain. Sold with a lease of 92 years remaining. Tubbs Road is ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park open space are only a short distance away from the property. The nearest stations is Willesden Junction (Bakerloo line / Overground - zone 2).

- Ground floor apartment
- Two double bedroom
- Stunning condition
- 709 square foot of living space
- Potential to extend (STPP)
- Open-plan kitchen / living area
- Private westerly facing garden
- Leasehold (92 years)
- Great location
- Close to shops and transports

Tubbs Road NW10 4RE

Approx Gross Internal Area = 65.9 sq m / 709 sq ft



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PLAN**

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.

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.