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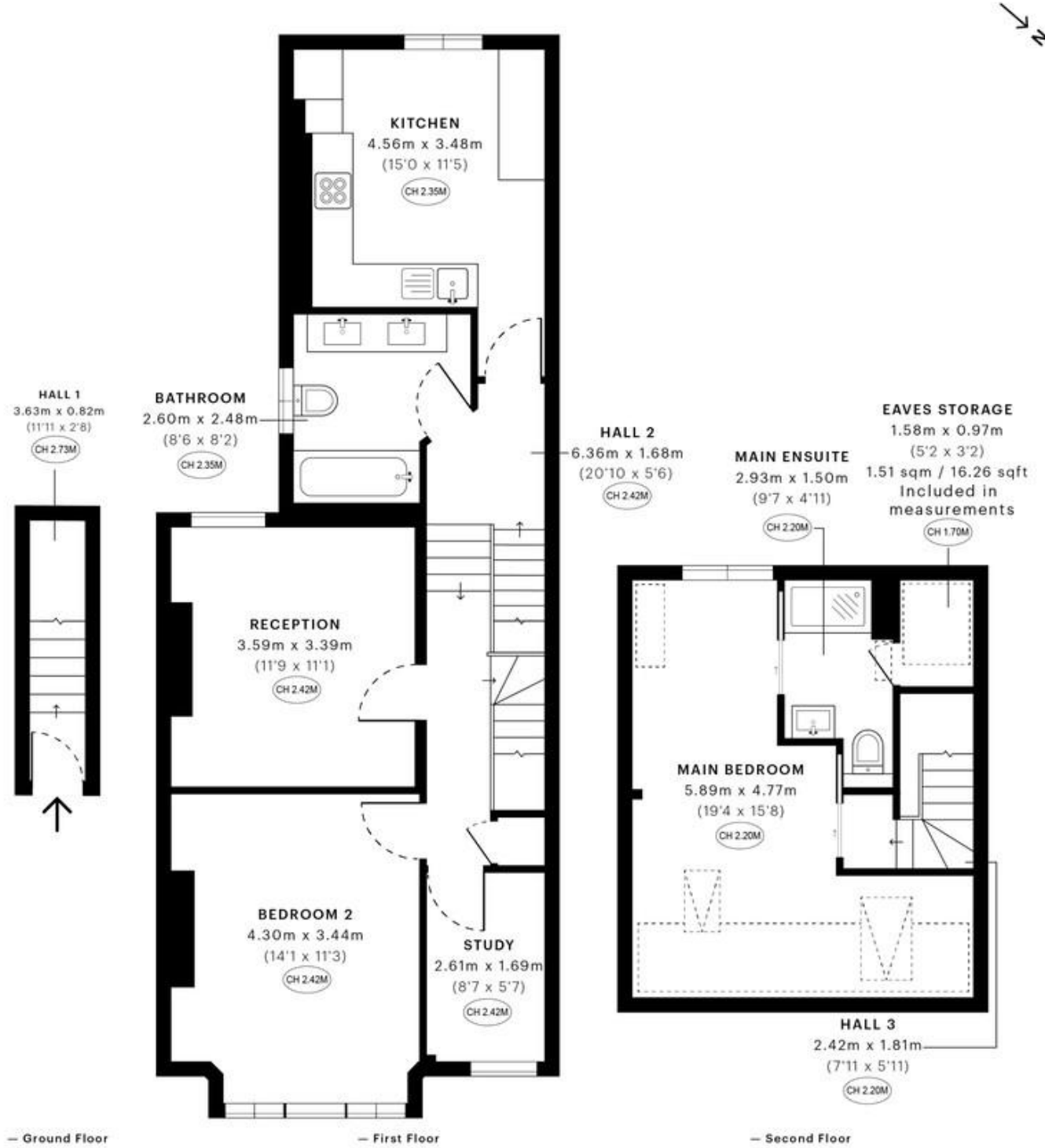
## Spezia Road, London NW10 £2,750 pcm

Mile are delighted to introduce to the market this high end split-level apartment situated on one of the finest road in NW10

This lovely property of over 1,004 sq ft is split over two floors and comprises on the first floor of a reception room with bay windows, two double bedrooms, a study room, a fully fitted kitchen diner and a three piece family bathroom.

Offered in excellent good condition, the property also benefits from double glazed windows throughout, carpet throughout, high ceilings and an abundance of storage space and natural light.

- Superb split-level apartment
- Two bedrooms and a study room
- Good condition
- Fantastic location
- Available Now!
- Furnished
- Over 1,000sq ft of living-space
- Separate fully fitted kitchen
- Double glazed windows
- Close to shops and transports



**GROSS INTERNAL AREA (GIA)**  
The balance of the property  
93.29 sqm / 1004.17 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes awnings, restricted head height  
82.41 sqm / 887.05 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited to areas under 2.0m  
7.00 sqm / 75.35 sqft

Specified floor plans are produced in accordance with

RICS 88 RESIDENTIAL 30.07 sqm / 326.59 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.