



MILE



Burrows Road, London NW10

£680,000 Share of Freehold

Welcome to Burrows Road, where sophistication meets comfort in this charming two-bedroom split-level apartment. Nestled on the highly regarded street of Kensal Rise, this residence offers a delightful blend of convenience and elegance.

Step inside to discover a spacious kitchen diner, perfect for culinary enthusiasts and social gatherings alike. With its modern design and ample space, this area becomes the heart of the home, promising delightful moments shared over meals and conversations.

Boasting two bathrooms, convenience and privacy are prioritized, ensuring comfort for residents and guests alike. Whether it's a quick morning routine or a relaxing evening soak, these well-appointed bathrooms cater to every need.

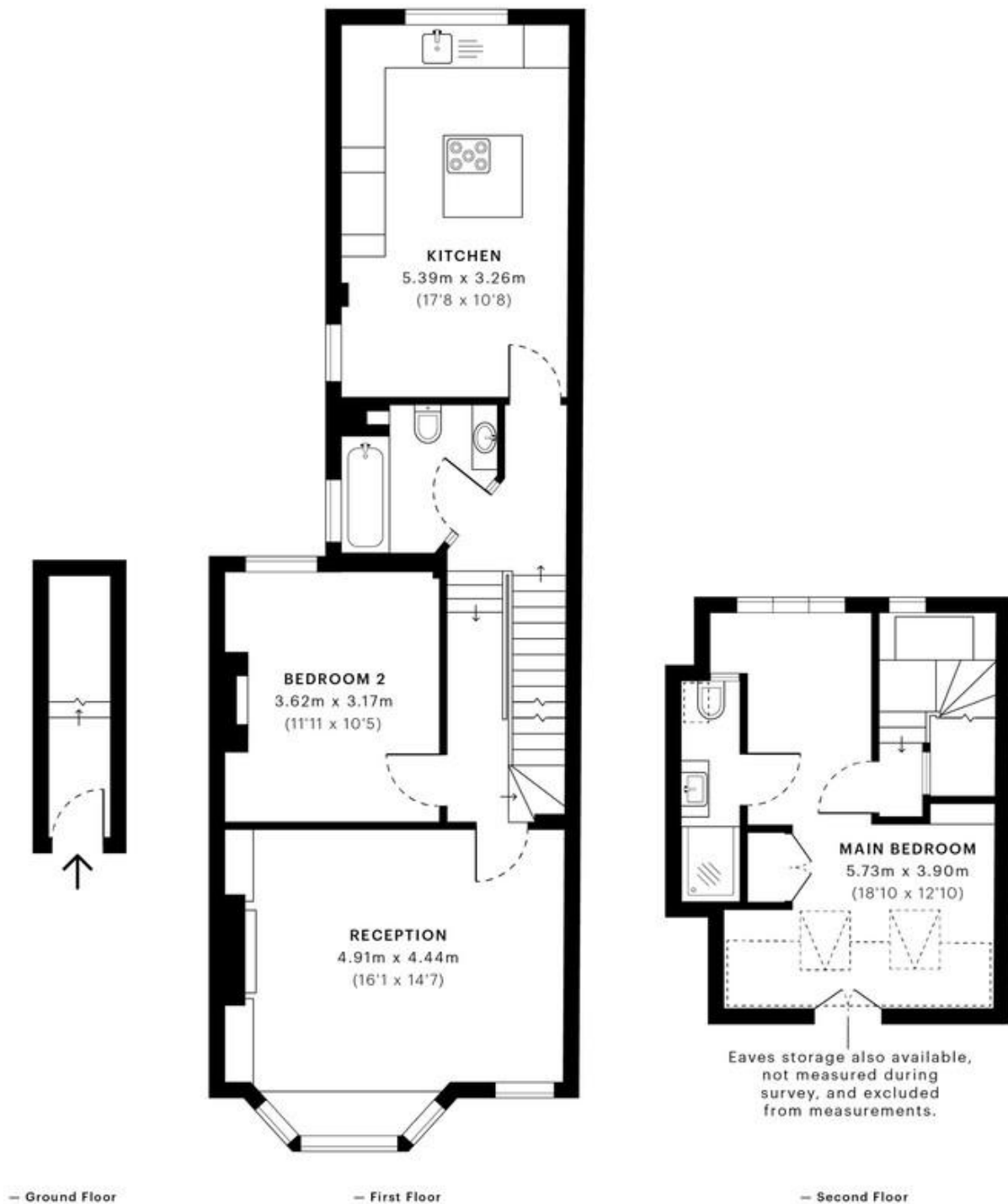
- **Victorian conversion**
- **Two bedrooms**
- **Two bathrooms**
- **Chain free**
- **Share of freehold**
- **Fantastic location**
- **Kitchen diner**
- **Very good road**
- **987 sq ft**
- **Close to shops and restaurants**

Burrows Road, NW10

CAPTURE DATE 31/08/2022 LASER SCAN POINTS 92,290,555

GROSS INTERNAL AREA

91.75 sqm / 987.59 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
91.75 sqm / 987.59 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
82.68 sqm / 889.96 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
3.35 sqm / 36.06 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 86.87 sqm / 935.06 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.