



# MILE



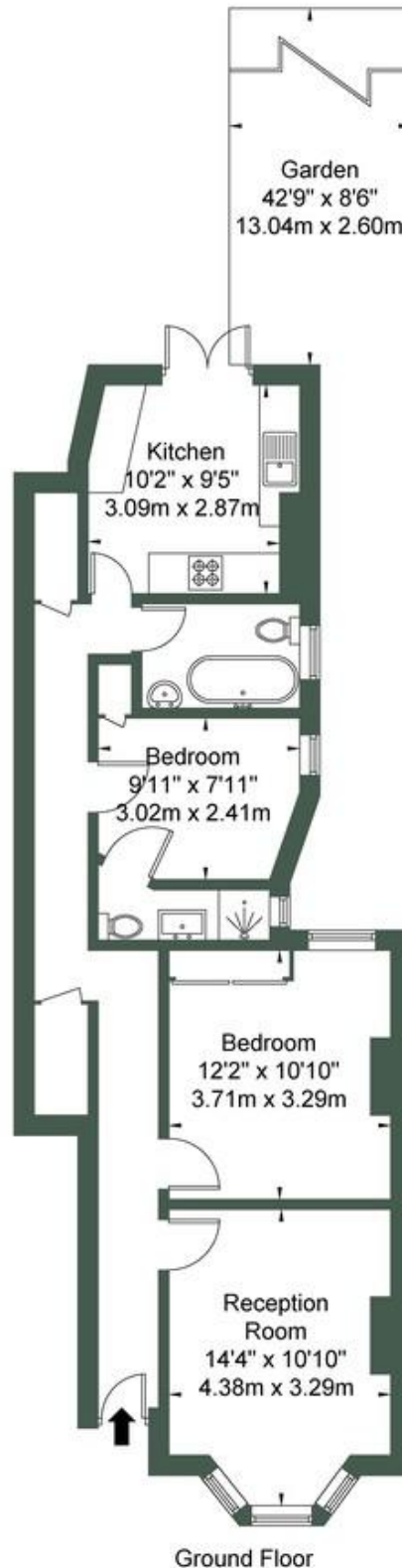
## Hillside, London NW10 £375,000 Leasehold

Welcome to Hillside, where charm and modern comfort intertwine seamlessly in this inviting garden apartment nestled within a Victorian conversion. Situated on the ground floor, this residence boasts two generously sized bedrooms, ensuring ample space for relaxation and rest. Meticulously maintained, the property is presented in excellent condition throughout, promising a move-in ready experience. Upon arrival, a private entrance sets the tone for exclusivity and convenience. The low annual service charge further enhances the appeal, offering peace of mind to residents. Stepping inside, you're greeted by a reception room adorned with a charming feature fireplace, creating a cosy focal point for gatherings or quiet evenings in. The well-appointed kitchen, characterized by its modern design, leads seamlessly to a private section of the garden, providing an idyllic outdoor retreat for relaxation or entertaining. In addition to the masterful use of space, this apartment features two bathrooms, one of which is an en-suite, ensuring convenience and privacy for residents. Original Victorian features add character and timeless elegance to the property, enriching the living experience with a sense of history and heritage. In summary, this two-bedroom garden apartment at Hillside offers a harmonious blend of Victorian charm and contemporary convenience, promising a lifestyle of comfort and sophistication.

- Ground floor apartment
- Two bedroom
- Excellent condition
- Leasehold
- Private section of garden
- Original Victorian features
- Own entrance
- £270.50 service charge
- £10 pa ground rent
- Close to shops and restaurants

# Hillside, NW10 8LJ

Approx Gross Internal Area = 66.3 sq m / 713 sq ft



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.