



# MILE



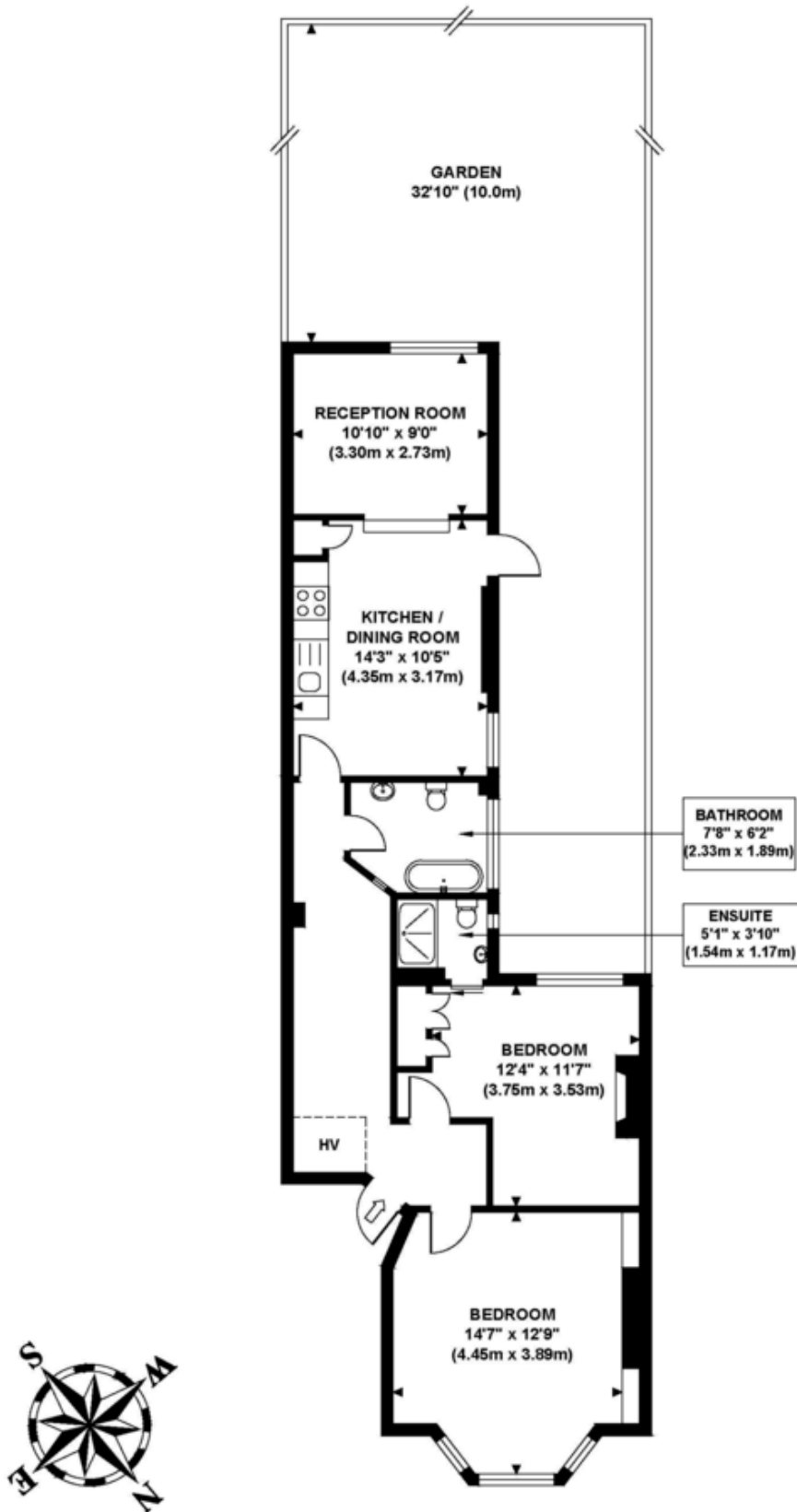
## Linden Avenue, Kensal Rise £725,000 Share of Freehold

Mile are extremely delighted to introduce to the market this incredible garden apartment set within this Victorian conversion on one of Kensal's finest roads. This beautiful home is offered in excellent condition and consists of two double bedrooms (both with built-in cupboards), a modern three piece family bathroom larger than average with under floor heating and an incredible 22ft reception room / kitchen / diner fully fitted with modern appliances and with bi-folding doors leading into a lovely 32ft landscaped garden, ideal for entertaining. Full of character and with a very contemporary touch, this property also benefits from double glazed windows, wood flooring in the bedrooms and concrete painted floor with also under floor heating in the lounge / kitchen / diner, high ceiling, an abundance of storage space and natural light. The property with a share of the freehold and on a chain free basis. The property is within the catchment area of the famous Princess Frederica School. Linden Avenue is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Fantastic garden apartment
- Two double bedrooms
- Two bathrooms (one en-suite)
- Amazing west facing 32ft garden
- Share of freehold
- Chain free
- Potential to extend (STPP)
- Quiet residential road
- Fantastic location
- Close to shops and transports

# LINDEN AVENUE

Approximate Gross Internal Area  
792 sq ft / 73.60 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 792 SQ FT**

**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.