



MILE



## Bramston Road, London £725,000 Share of Freehold

Welcome to Bramston Road, where classic charm meets modern living. This exquisite three-bedroom garden apartment, part of a period conversion, offers 925 square feet of elegantly designed space. The highlight is undoubtedly the stunning 41-foot private garden, a rare find in London, providing a serene outdoor retreat. The expansive open-plan kitchen and living area is perfect for both entertaining and everyday living, boasting contemporary finishes and abundant natural light. Each of the three bedrooms is thoughtfully designed, offering ample comfort. The property is presented in excellent condition, ready for you to move in and make it your own. Commuters are well-served by excellent transport links, with Willesden Junction station just 0.4 miles away, providing swift access to central London. The locality also offers a variety of amenities. Additionally, the area is home to a selection of trendy cafés, independent shops, and popular local markets, creating a vibrant and welcoming community atmosphere. With excellent green spaces nearby, such as Roundwood Park, residents can enjoy peaceful walks and outdoor activities. This property truly offers the perfect balance between tranquillity and urban convenience. Experience the best of city living in this exceptional garden apartment on Bramston Road.

- Period conversion
- Three bedrooms
- 41ft private garden
- Share of freehold
- 925 square foot
- Excellent condition
- Quiet residential road
- Great location
- Ground floor
- Close to shops and transports

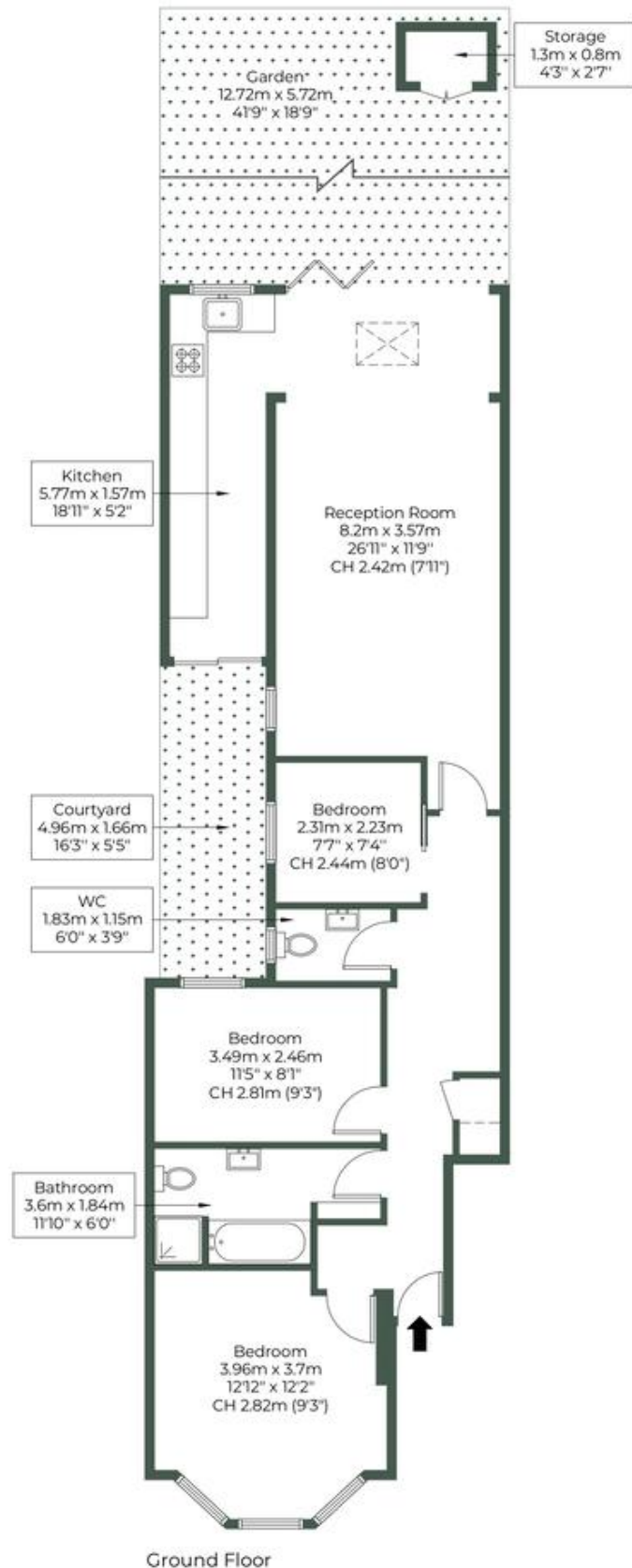
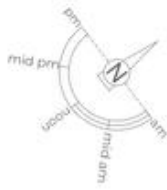
# BRAMSTON ROAD, NW10 5TX

Approximate Gross Internal Area = 85.9 sq.m / 925 sq.ft

Restricted head height = 0.4 sq.m / 4 sq.ft

Total = 86.3 sq.m / 929 sq.ft

 = Reduced headroom below 1.5m / 5'0



**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.