



MILE



Buchanan Gardens, London NW10

£750,000 Share of Freehold

Welcome to Buchanan Gardens. This beautifully presented three-bedroom home offers a bright and flexible living space in one of NW10's most sought-after locations. With a south-facing garden and an open-plan kitchen/living area, this property is bathed in natural light throughout the day. The home also offers the exciting potential to extend into the side return (STPP), which would introduce additional west-facing light, ensuring the entire living space remains bright and airy. The property is in good condition and features a versatile layout, allowing it to be configured as either a spacious three-bedroom home or a large two-bedroom with an additional living/dining space, offering flexibility to suit different lifestyle needs. Set in a prime location, Buchanan Gardens is just a short stroll to the tennis courts on Holland Road, perfect for sports enthusiasts. Families will appreciate the proximity to excellent primary schools, while the surrounding area boasts vibrant local cafes, independent shops, and easy transport links, ensuring a seamless connection to central London. With a share of freehold, this home is a fantastic opportunity to secure a stylish and adaptable property in a thriving neighbourhood. Early viewings are highly recommended.

- Period conversion
- Ground floor flat
- Three bedrooms
- South facing garden
- Share of freehold
- Fantastic location
- Potential to extend further (STPP)
- Good condition
- Flexible layout
- Close to shops and transport

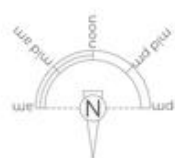
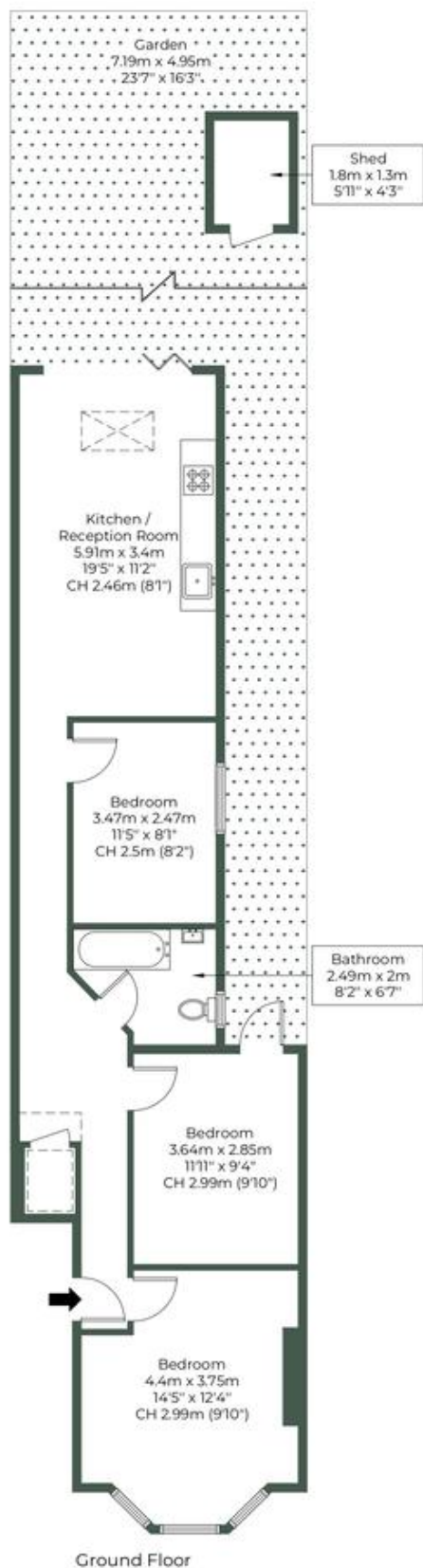
BUCHANAN GARDENS, NW10 5AD

Approximate Gross Internal Area = 70.2 sq.m / 756 sq.ft

Restricted head height = 1.8 sq.m / 19 sq.ft

Shed = 2.4 sq.m / 26 sq.ft

Total = 74.4 sq.m / 801 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.