



## Orchid Mews, London NW10

### £600,000 Freehold

Welcome to Orchid Mews. A stunning modern three-bedroom home tucked away in a quiet, residential pocket of NW10.

📍 Location: Orchid Mews, NW10   Price: £600,000   🏠 Tenure: Freehold   📏 Size: Approx. 1,400 sq ft across three floors

Set within a private mews development, this beautifully presented home was constructed around 9 years ago and offers an impressive 1,400 sq ft of modern, flexible living space. The ground floor features a spacious double bedroom, a separate WC, access to a neat and low-maintenance patio, and a large garage-ideal for storage or potential future use. Upstairs on the second floor, you'll find two further double bedrooms and two stylish bathrooms, including an en-suite to the principal bedroom. The top floor is a real showstopper-home to a bright and airy open-plan kitchen/living area with sleek appliances and plenty of space for relaxing or entertaining. Sliding doors lead onto a standout private roof terrace, perfect for summer evenings and al fresco dining. Whether you're upsizing, downsizing, or looking for a low-maintenance London home with character and convenience, Orchid Mews ticks all the boxes.

- Modern mews house
- Secure development
- Chain free
- Freehold
- Three double bedrooms
- Two bathrooms
- Open plan living area
- Garage
- Roof terrace
- Close to shops and transport

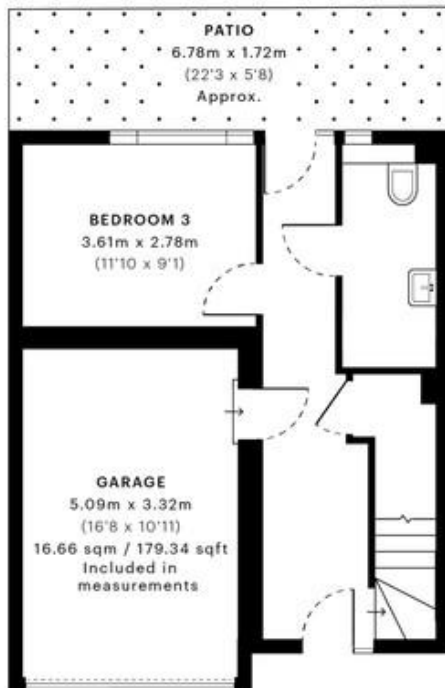


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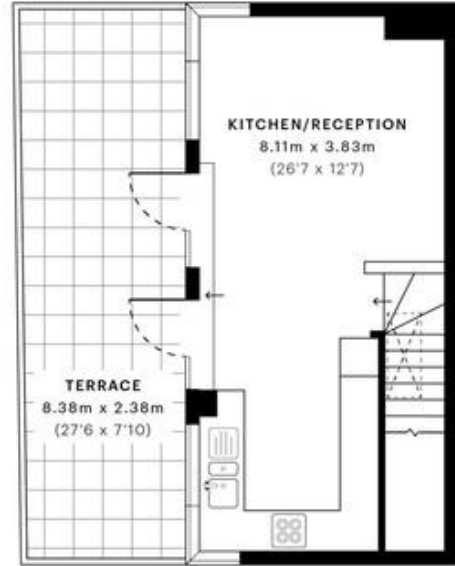
CAPTURE DATE 26/09/2022 LASER SCAN POINTS 84,329,174

GROSS INTERNAL AREA

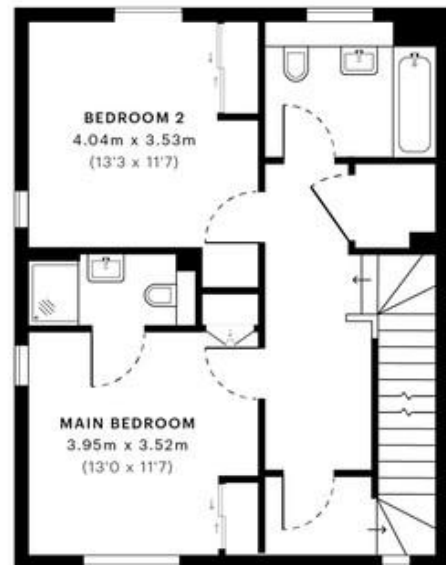
131.25 sqm / 1412.76 sqft



— Ground Floor



— Second Floor



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
131.25 sqm / 1412.76 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes mezzanines, restricted head height  
97.66 sqm / 1051.20 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
19.46 sqm / 209.68 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 2.0 m  
0.00 sqm / 0.00 sqft

Specified floor plans are produced in accordance with

ENFS 50:2020, 1:200 sqm / 2148.00 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.