



# MILE

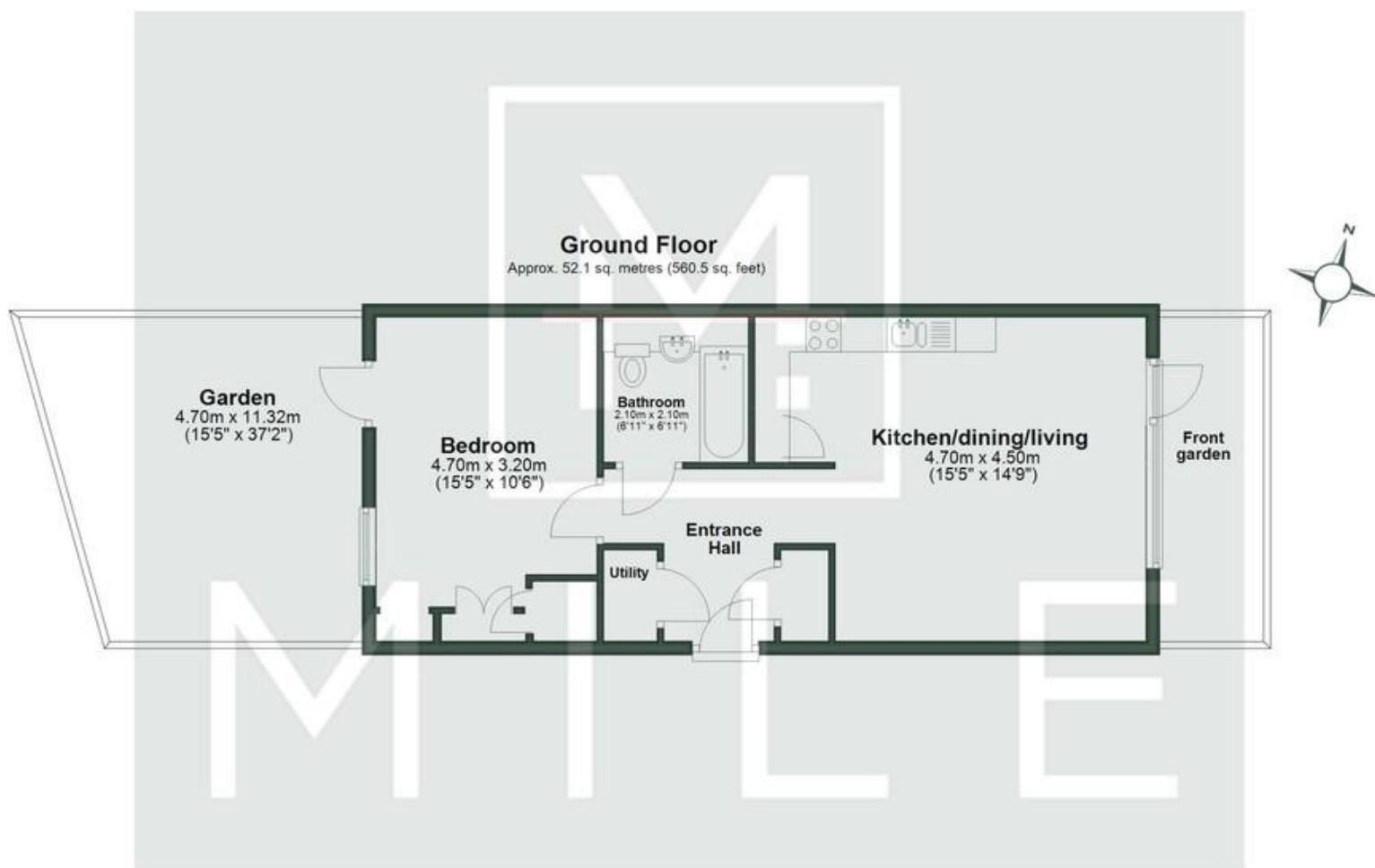


Third Avenue, London W10

£475,000 Leasehold

Welcome to Third Avenue — a superb garden apartment in the heart of North Kensington. Set on the ground floor of this modern, secure development, this home is one of the rare few to boast both a private rear garden **and** its own front terrace. Inside, you'll find a desirable open-plan kitchen/living space, a well-proportioned modern bathroom, and a generous double bedroom. The property is in excellent condition throughout, benefits from a long lease, and is ideally located for the best of the surrounding area. A perfect home, pied-à-terre, or investment in a sought-after North Ken location.

- Ground floor apartment
- One bedroom
- Excellent condition
- Amazing location
- Private garden
- Open plan living area
- Addition private terrace area
- Long Lease
- Modern secure block
- Close to shops and transport



**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.