



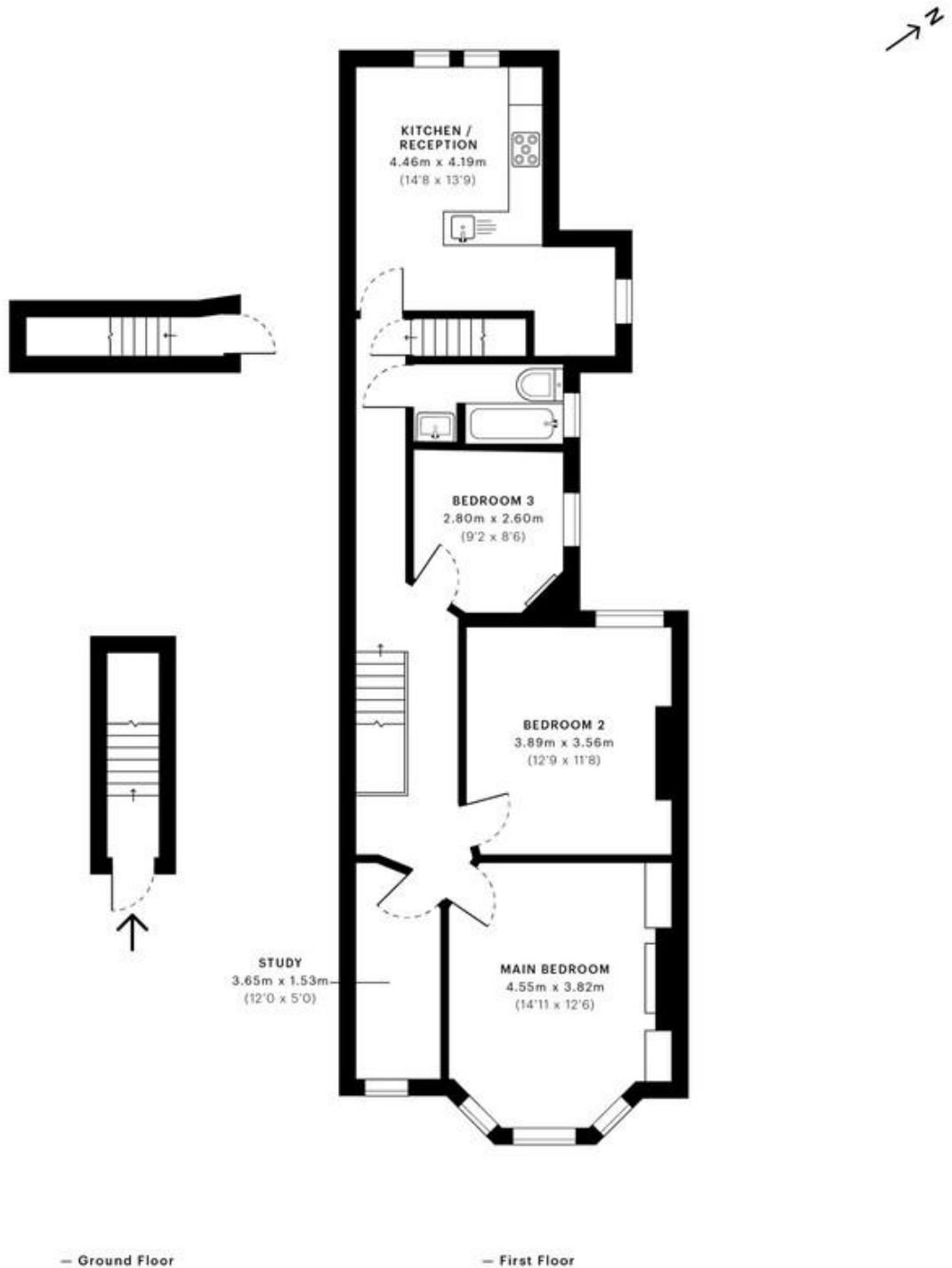
MILE



Ridley Road, Willesden Junction NW10 £2,595 pcm

Mile is delighted to introduce on to the market this great first floor apartment set within this Edwardian conversion in the Kensal Borders / Willesden Junction. The property benefits from a lovely reception room, three bedrooms (two doubles and one single), a modern three piece bathroom and a superb kitchen / diner with lots of storage space and a private utility room. There is also access on to a great and private 40ft (approx.) west facing garden. The flat benefits from original wood sash windows, high ceilings, carpet and original floor board throughout and an abundance of storage space and natural light. Ridley Road is ideally located just moments away from the wide open space of Roundwood Park and also within easy walking distance to many shops, bars and restaurants along with the amazing transport links of Kensal Rise (Overland) and both Kensal Green and Willesden Junction (Bakerloo line & Overground) stations.

- Fantastic first floor apartment
- Three bedrooms
- Private south facing garden
- Excellent condition
- Available now
- Offered unfurnished
- Great eat-in kitchen
- Bright and airy
- Fantastic location
- Close to shops and transports



GROSS INTERNAL AREA (GIA)
The footprint of the property
84.36 sqm / 908.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
76.14 sqm / 819.56 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 80.53 sqm / 866.82 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.