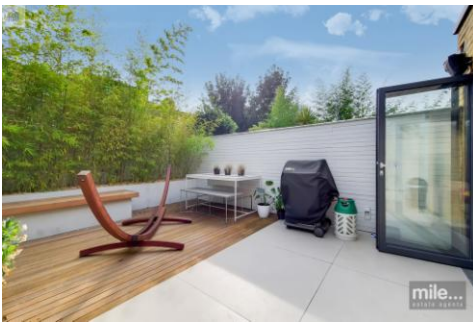




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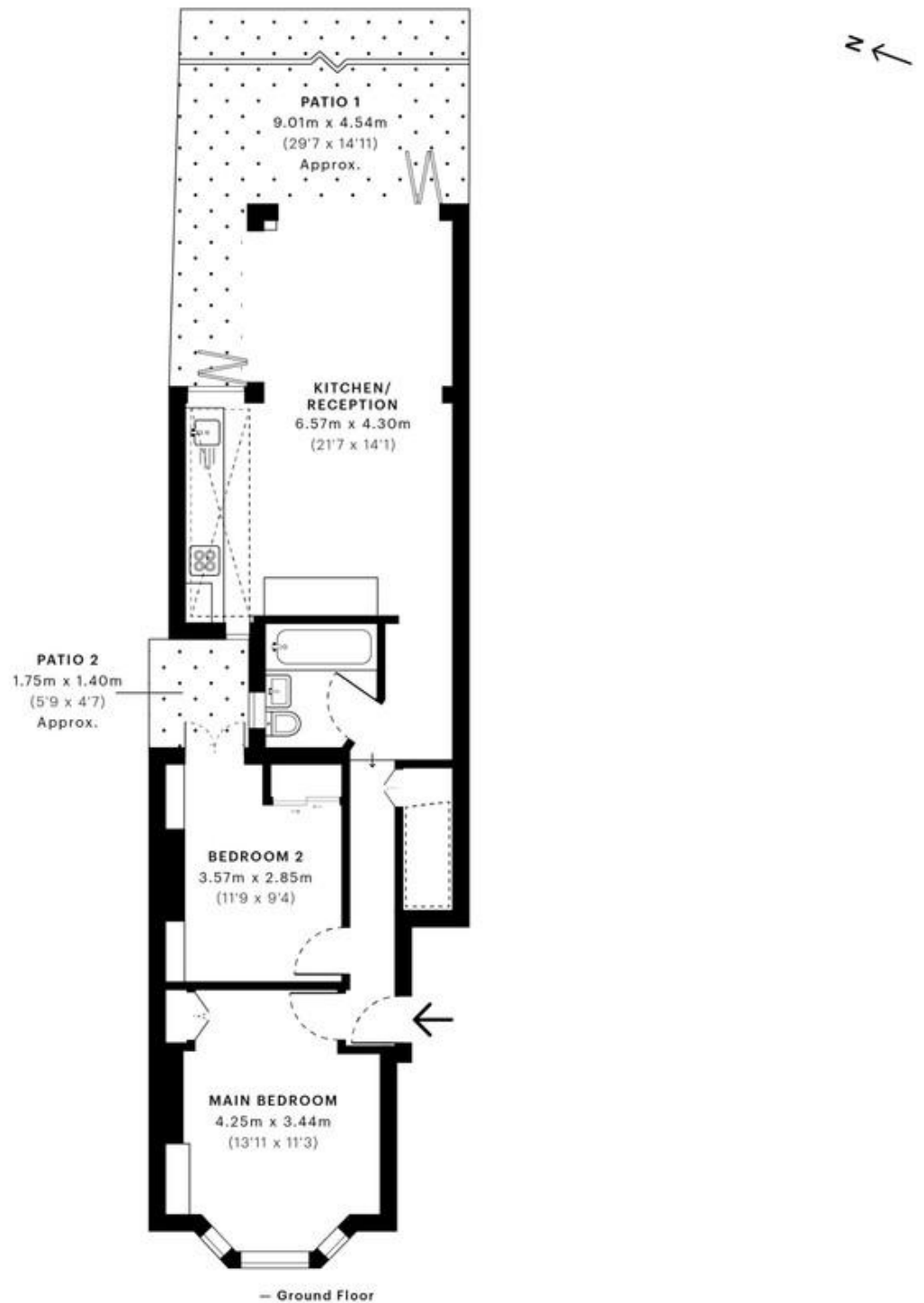


## Tennyson Road, Queens Park NW6

£725,000 Share of Freehold

mile are delighted to present to the market this extended garden flat on this quiet road in Queens Park. This stunning two bedroom garden offers incredibly sleek and modern living. The flat has been fully extended and is well maintained by the current owner. The flat benefits from two double bedrooms, the first of which has beautifully engineered Oak floors, a three piece family bathroom and a truly incredibly 21ft open plan kitchen living area. The property has been extended to the rear and side return to create an inviting open and bright living/kitchen diner with underfloor heating throughout. The kitchen is fully integrated with additional features such as instant boiling water tap. The Schuco, German designed, dual bi-fold doors open up to the private landscaped garden with custom built benches and mood lighting. The large format floor tiles used in the interior continue outside, providing a transitional indoor/outdoor living experience. The property further benefits from a share of the freehold and is sold chain free. Tennyson Road is well located for transport links with the Bakerloo line at Queen's Park or the London Overground at Brondesbury station. Salusbury Road offers an excellent choice of cafes, restaurants and shops and the property is also within good reach of the park, local library and sport facilities including tennis courts and local gyms.

- Victorian conversion
- Ground floor apartment
- Private low maintenance garden
- Quiet residential road
- Chain Free
- Share of Freehold
- Excellent condition
- Open plan living area
- Two bedrooms
- Close to shops and transport



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
61.87 sqm / 665.96 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
58.62 sqm / 630.98 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
1.60 sqm / 17.22 sqft