



MILE



Sellons Avenue, Harlesden NW10

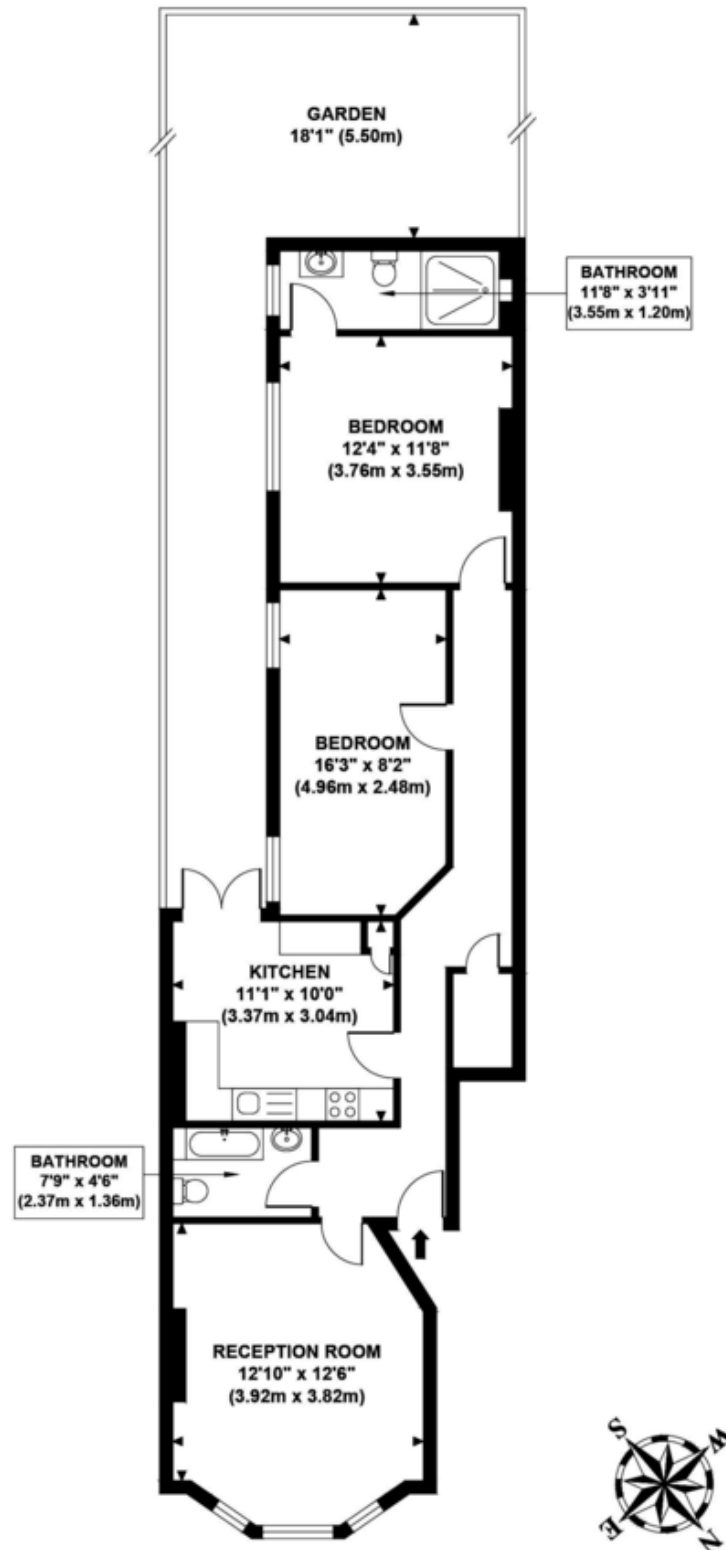
£480,000 Leasehold

Welcome to Sellons Avenue this sublime garden flat set on the ground floor of this Edwardian conversion.

- Superb garden apartment
- Two double bedrooms
- Great 20ft south facing garden
- Excellent condition
- Long lease
- Chain free
- Contemporary separate kitchen
- Double glazed windows
- Fantastic location
- Close to shops and transports

SELLONS AVENUE

Approximate Gross Internal Area
791 sq ft / 73.50 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 791 SQ FT**

Although every attempt has been made to ensure accuracy.

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.