



- ATTENTION ALL INVESTORS! • FIRST FLOOR • FRONT AND REAR GARDEN • TWO BEDROOM • CASH BUYERS OR CORRECT LENDING • LEASEHOLD • CHAIN FREE

Description

ATTENTION ALL INVESTORS!

Offering this very special two-bed, first-floor chain-free apartment. Located in the popular area of Brondesbury Park, this apartment comes as leasehold, and modernisation required provides buyers an opportunity to put their own stamp on the home.

This apartment offers two double bedrooms, a spacious living area, a large kitchen, a separate W.C, a private entrance, and a front garden with a shared back garden.

Location

Located within the vicinity of a vast array of amenities such as shops, bars and restaurants on Chamberlayne Road (0.5 miles), this flat has everything you may necessitate right on its doorstep.

Only moments away from a wide variety of green spaces such as Queen's Park (0.8 miles) and Tiverton Green (0.5 miles).

Kensal Rise Station 0.6 miles (Overground)

Willesden Green Station 0.7 miles (Jubilee)

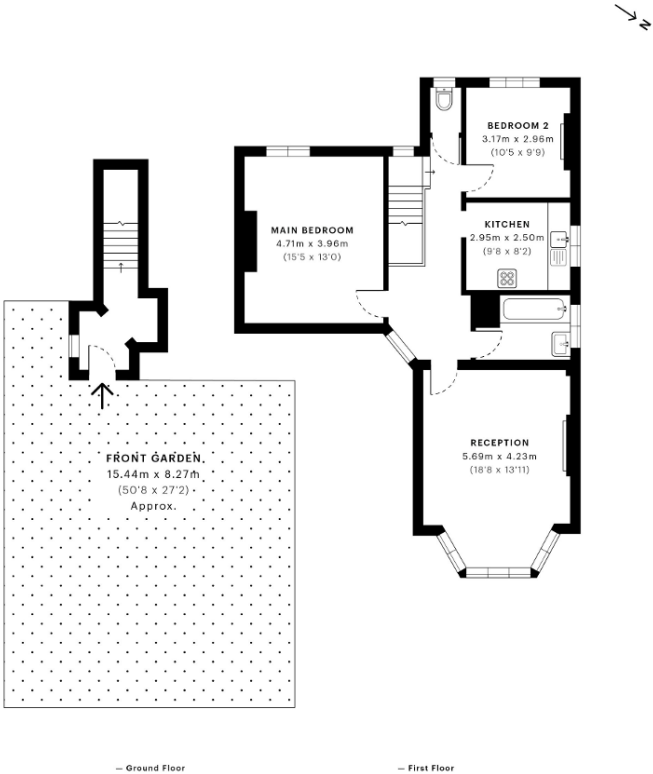
Brondesbury Park Station 0.9 miles (Overground)

Brondesbury Station 1.3 miles (Overground)

KINGSLEY
- GROUP -

Mount Pleasant Road, NW10
CAPTURE DATE 18/06/2021 LASER SCAN POINTS 2,204,819

GROSS INTERNAL AREA
86.66 sqm / 932.80 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
86.66 sqm / 932.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, restricted head height
77.94 sqm / 838.94 sqft

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

RESTRICTED HEAD HEIGHT
Ceilinged area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW15 SB RESIDENTIAL 82.40 sqm / 887.01 sqft
IPW15 BC RESIDENTIAL 78.43 sqm / 844.21 sqft
SPEC ID 60ca084a3d3a8c0dd6b8f3a1