



Kilburn Lane, London W10

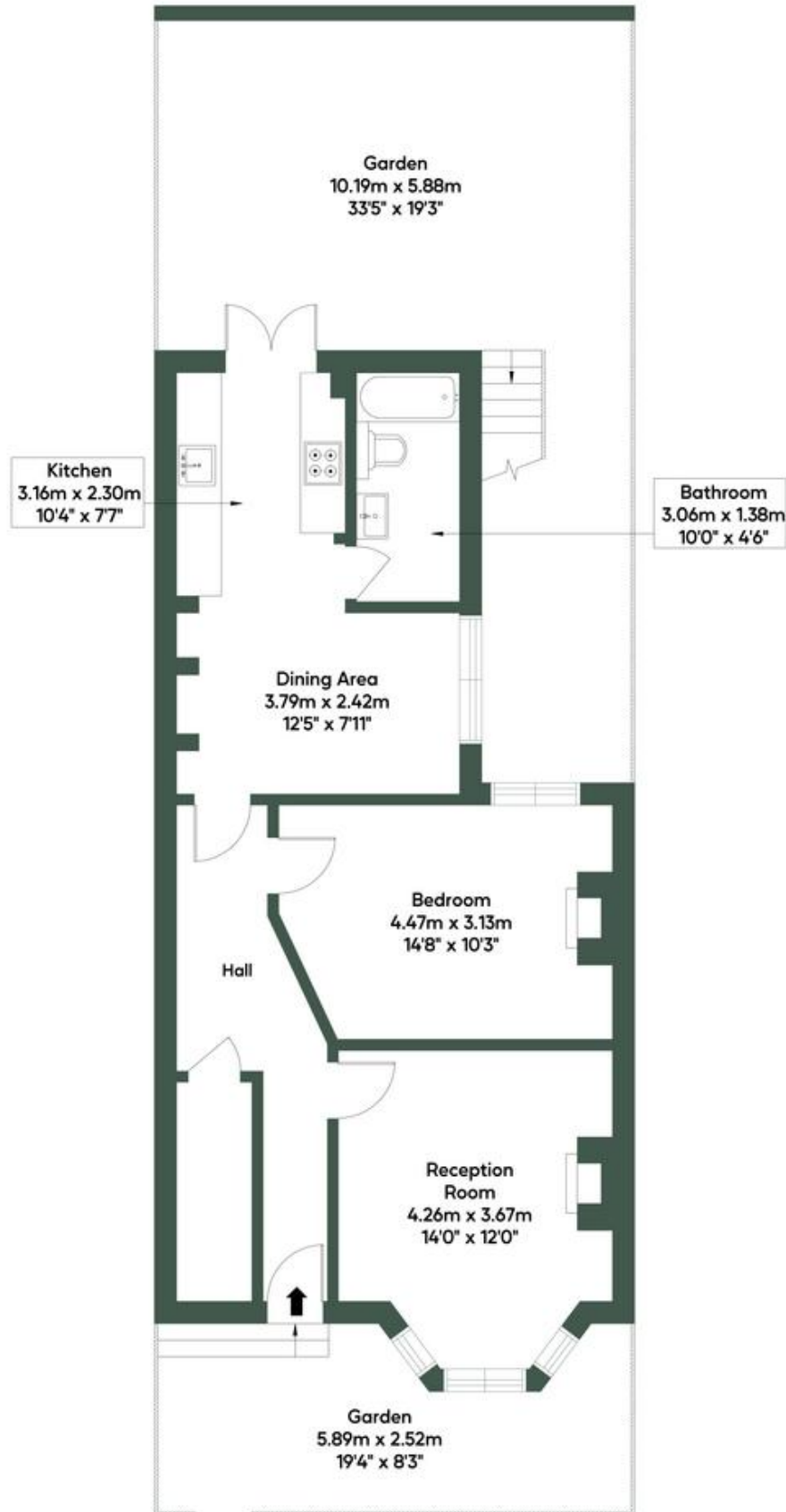
£565,000 Share of Freehold

Extending to approximately 670 sq ft, this newly refurbished ground floor apartment on Kilburn Lane offers genuinely flexible living, working equally well as a large one bedroom home or a two bedroom apartment. Whether you need a dedicated home office, a guest room or space for a growing household, the layout adapts to suit. The apartment has its own private entrance, giving the feel of a house with the ease of a flat, and the recent refurbishment means the next owner can simply move in. The bathroom is a good size, and residents have access to the shared garden, a welcome piece of outside space in this part of London. A share of the freehold adds further long-term security and control over the building. The location is hard to beat. Chamberlayne Road is right on the doorstep, the heart of Kensal Rise's village atmosphere, with independent cafés, bakeries, restaurants, bars and boutiques alongside all the everyday essentials. A short walk takes you to Salusbury Road, with its popular restaurants, delis and independent shops, and a well-regarded choice of local schools and green spaces nearby. Head south on foot and a short stroll brings you to Portobello Road, with its famous market, antiques, vintage finds and street food. A rare opportunity to secure a versatile, well-located home with its own entrance and a share of the freehold.

- **Ground floor apartment**
- **Flexible layout**
- **Own entrance**
- **Share of freehold**
- **Shared garden**
- **Fantastic location**
- **Recently refurbished**
- **671 sqft**
- **Viewing recommended**
- **Close to shops and transports**

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Approximate Gross Internal Area = 62.33 sq.m / 671 sq.ft



Ground Floor



For further information and to view the property, please contact the sales team on 020 7188 8888 or visit our website at www.mile.co.uk

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.