



MILE



## Linden Avenue, London NW10 £635,000 Share of Freehold

Tucked away on one of Kensal Rise's most desirable streets, this stunning first floor apartment is unlike anything else on the market. Set within a handsome end-of-terrace Victorian home, it enjoys an unusually wide layout, share of freehold ownership, and exclusive use of a beautifully kept private garden - not to mention off-street parking. Spanning approximately 845 sq ft, the property is flooded with natural light and offers two generous double bedrooms, elegant proportions, and a warm, inviting feel throughout. Chain-free and brimming with character, this is a chance to secure a one-off home with real long-term value, in a location that continues to grow in popularity. From the charming local cafés to the excellent transport links, everything you need is right on your doorstep.

- First floor apartment
- Two bedrooms
- End of terrace
- Private garden
- Off street parking
- Share of Freehold
- Chain free
- Viewing recommended
- Prime Kensal Rise
- Close to shops and transport

# LINDEN AVENUE, NW10

Approximate Gross Internal Area = 78.53 sq.m / 845 sq.ft



**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.