



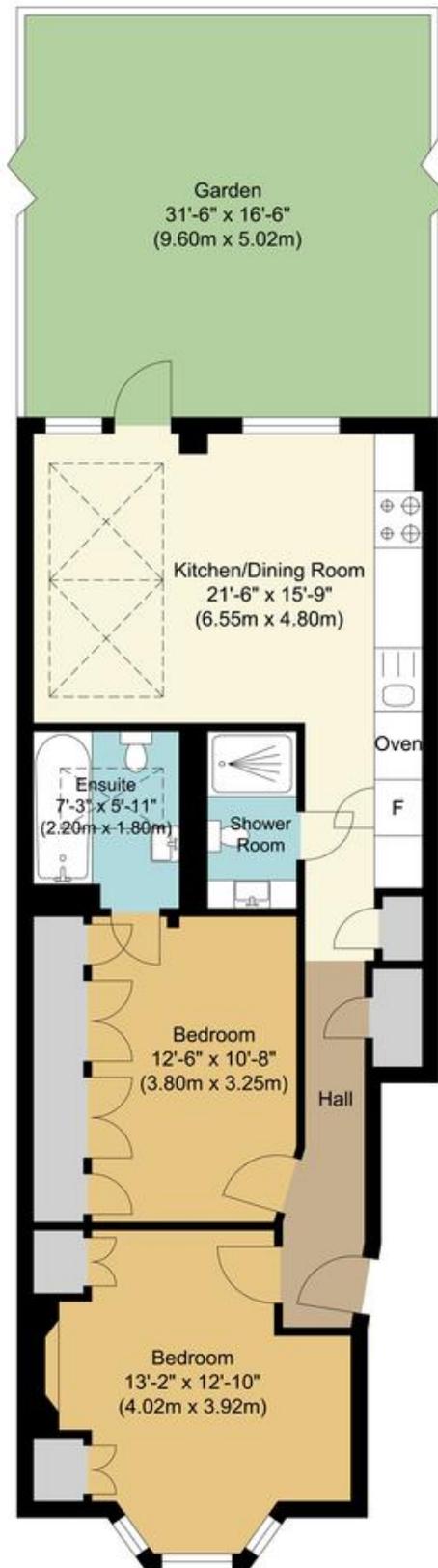
Fifth Avenue, Queens Park Estate W10 £560,000 Leasehold

mile... is delighted to offer for sale this beautiful architect designed converted apartment set within the ground floor of this Victorian conversion. This beautiful home has been newly renovated throughout to offer two double bedrooms with multiple built-in cupboards, two amazing bathrooms (one en-suite) and a great living-room / kitchen with access onto a paved 30ft (approx.) garden. This bespoke kitchen has been designed to offer an incredible space with its multiple cupboards space, a very clever larder and Formica work top. Other benefits include oak wood flooring throughout, high doors and a great amount of natural light and storage space. Fifth Avenue is ideally located in this popular conservation area moments away from Queens Park (Bakerloo Line & Overground) station and also within easy walking distance from Kensal Rise (Overland) and the trendy coffee shops, bars, gastro pubs, restaurants and numerous bus routes of Salusbury Road and Chamberlayne Road. Long lease!

- Amazing garden apartment
- Two double bedrooms
- Superb 30ft west facing garden
- Fantastic location
- Long lease
- Contemporary lounge / kitchen / diner
- Two bathrooms (one en-suite)
- Architecturally-designed home
- Bright and airy
- Close to shops and transports

TOTAL APPROX FLOOR AREA 650.14 SQ. FT. (AREA 60.40 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Approximate Floor Area
650.14 sq. ft.
(60.40 sq. m)

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.