



# MILE



## Maygrove Road, West Hampstead, London £2,900 pcm

Mile are pleased to bring to market this great three bedroom basement flat to let

Maygrove Road is an extremely popular residential road and this property is ideally located for both Kilburn & West Hampstead's many restaurants, pubs, vintage shops over ground and underground stations plus numerous bus routes.

Offered on a furnished basis.

- Lower ground floor flat
- Three bedroom
- Excellent condition
- Private garden
- Quiet residential road
- 806 sq ft
- Bright and airy
- Great location
- Short walk to open green space of Kilburn Grange Park
- Close to shops and transport

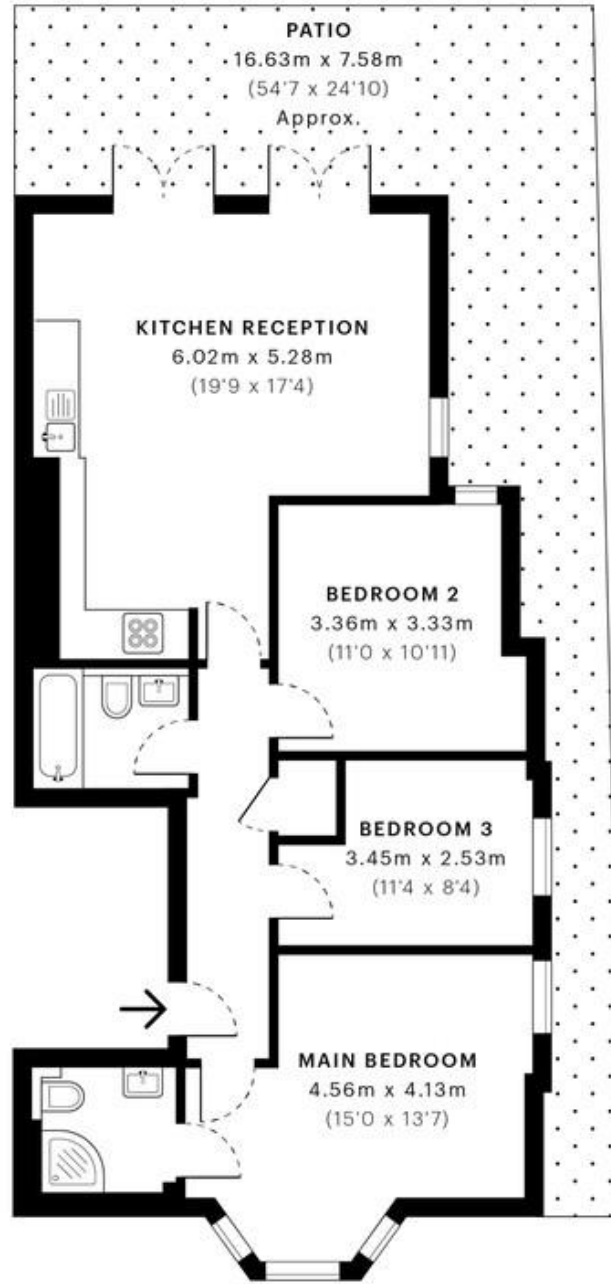


Maygrove Road, NW6

CAPTURE DATE 10/03/2023 LASER SCAN POINTS 46,067,567

GROSS INTERNAL AREA

74.91 sqm / 806.32 sqft



— Lower Ground Floor

 GROSS INTERNAL AREA (GIA)  
The interior of the property  
74.91 sqm / 806.32 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, restricted head height  
71.88 sqm / 773.71 sqft

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

 RESTRICTED HEAD HEIGHT  
Limited open areas under 2.0m  
0.00 sqm / 0.00 sqft

Specified floor plans are produced in accordance with

RICS 38 RESIDENTIAL 19.04 sqm / 206.69 sqft

**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.