



MILE



Buller Road, Kensal Rise NW10

£2,200 pcm

Offered in good condition, the property comprises of two double bedrooms (one with bay windows), a beautiful open plan modern kitchen living area, a contemporary bathroom and separate WC. This lovely home also has been refurbished to a high standard, benefits of wood flooring throughout and the property is available August. Buller Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- **Ground floor apartment**
- **Good condition**
- **Available August**
- **Outside space**
- **Close to shops and transport**
- **Quiet residential road**
- **Two double bedrooms**
- **Fantastic location**
- **Short walk to open green space of Queens Park**
- **Open kitchen living area**



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
54.39 sqm / 585.45 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.95 sqm / 548.42 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.91 sqm / 9.80 sqft

Spec Verified floor plans are produced in accordance with

IFMS 38 RESIDENTIAL 54.26 sqm / 584.05 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.