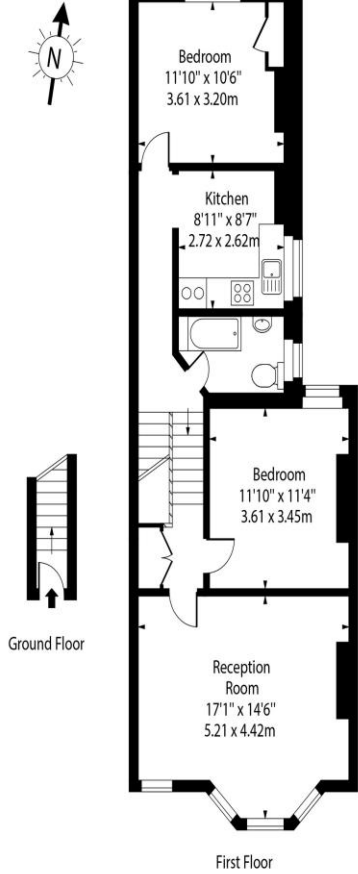


2 Bed Conversion
Mostyn Gardens
Kensal Green NW10

- Top floor flat
- Potential to convert loft
- Split level
- Chain free

Asking price of £525,000
Freehold

Mostyn Gardens, NW10



Approx Gross Internal Area 760 Sq Ft - 70.60 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale
www.tomelphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

A spacious unmodernised TWO DOUBLE BEDROOM flat converted from this two storey Victorian terraced house located on this quiet tree-lined residential turning just off Chamberlayne Road. The property features a large south facing reception room with bay window a large separate kitchen and a large bathroom. The property is being sold with the Freehold and has the potential to convert the loft space.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.