



Scrubs Lane, Willesden Junction, NW10 6QU

Asking Price £450,000

Subject to Contract

- Three double bedrooms over two floors
- Modern fitted kitchen
- Timber style floors
- Double glazed windows
- Sizeable reception room
- Fully tiled bathroom
- Gas central heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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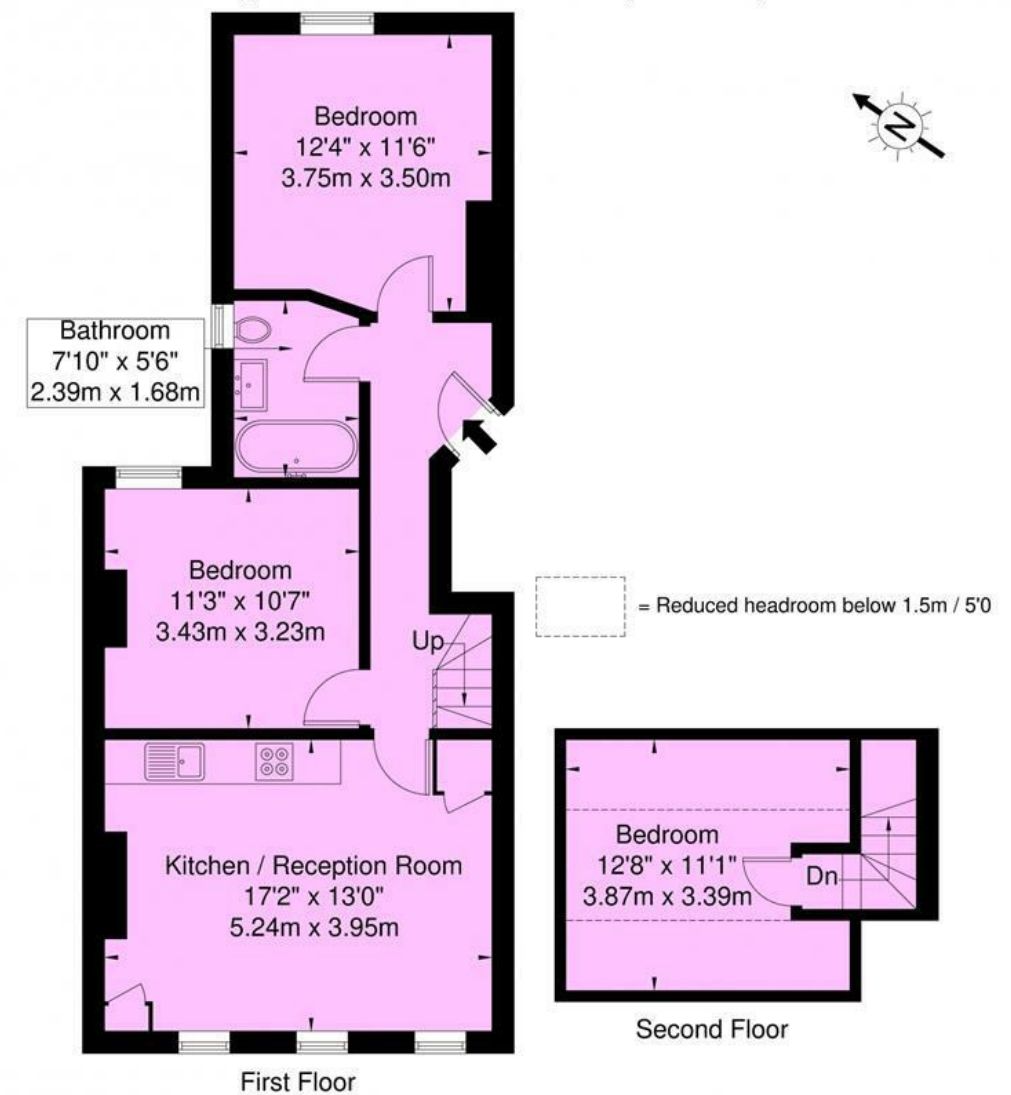
Recently converted three-bedroom maisonette... on the first & second floor of this mid-terraced period style house, which was completely refurbished to a high standard. Benefits include timber style floors, double glazed windows & gas central heating in a sizable reception room, contemporary style fitted white lacquered kitchen/diner, and fully tiled bathroom combined W.C, offered with a long lease.

Close to the Crossrail development

Scrubs Lane is within walking distance of both Kensal Green and Willesden Junction over & underground stations, a variety of local bars/cafes, restaurants at your fingertips, in easy reach of the Westfield shopping centre, and numerous alternative transport links in and out of town.

Scrubs Ln, NW10 6RE

Approx. Gross Internal Area = 73 sq m / 786 sq ft



Ref

Copyright **BLEU PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Tenure Leasehold

Price Asking Price £450,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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