

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**Scrubs Lane, Willesden Junction, NW10 6QU**

**Asking Price £435,000**

Subject to Contract

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

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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**Scrubs Lane, NW10 6QU**

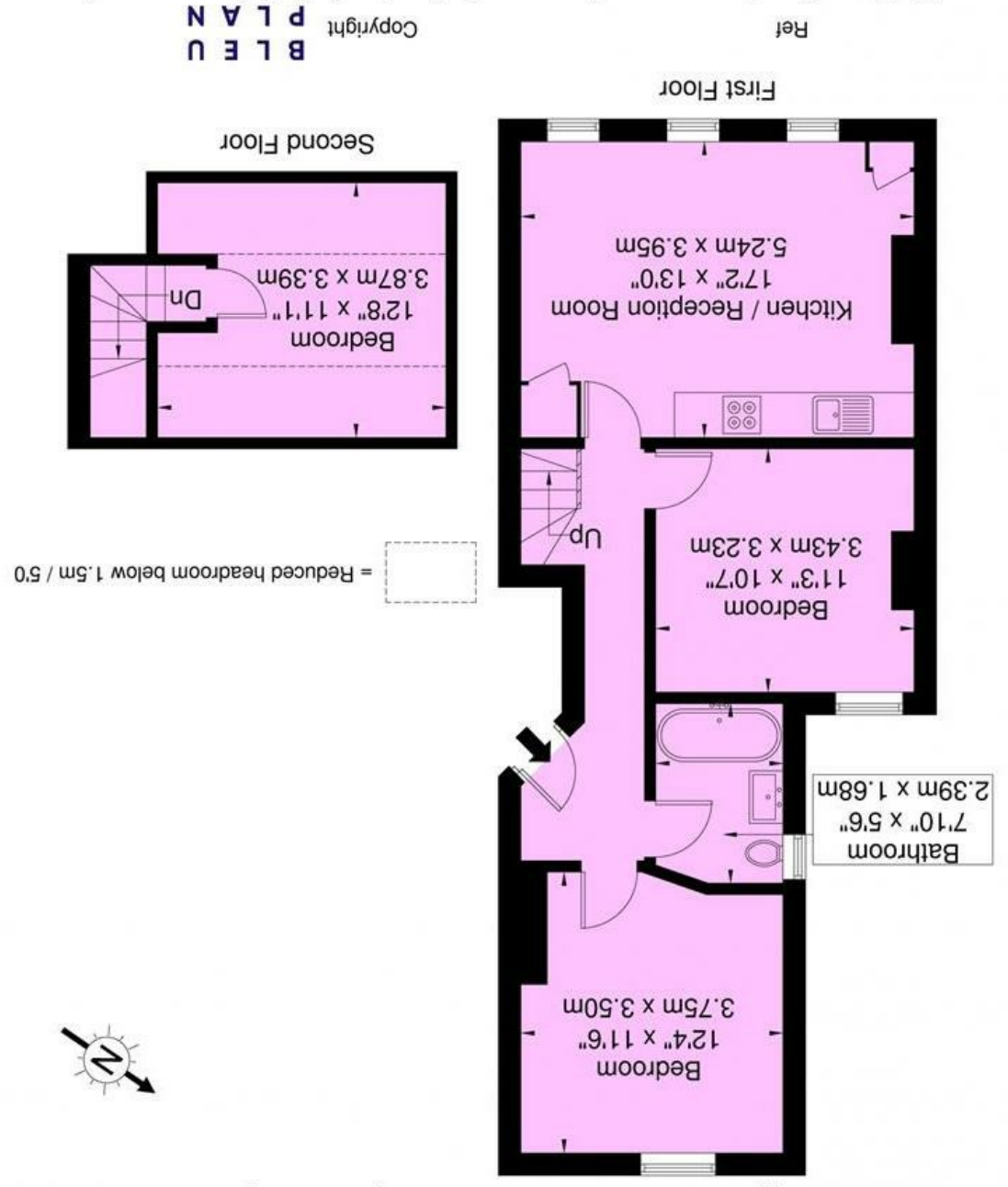
Recently converted three-bedroom maisonette... on the first & second floor of this mid-terraced period style house, which was completely refurbished to a high standard. Benefits include timber style floors, double glazed windows & gas central heating in a sizable reception room, contemporary style fitted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

Close to the Crossrail development, to benefit

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



**B L E U**  
PLAN  
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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