



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 61        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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                                                       | 72                      | 73        |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

New Crescent Yard, London, NW10 8SJ

£2,000 PCM

Subject to Contract

- Two double bedroom industrial style developments
- Behind private gates
- Underfloor heating beneath wood style flooring
- Closest train station is Willesden Junction



## New Crescent Yard, NW10 8SJ

Exceptional opportunity to rent a stylish open-plan loft-style apartment within this attractive warehouse conversion at New Crescent Yard. Set behind private gates, this unique property offers contemporary living in a secure and private setting, complemented by the highly desirable benefits.

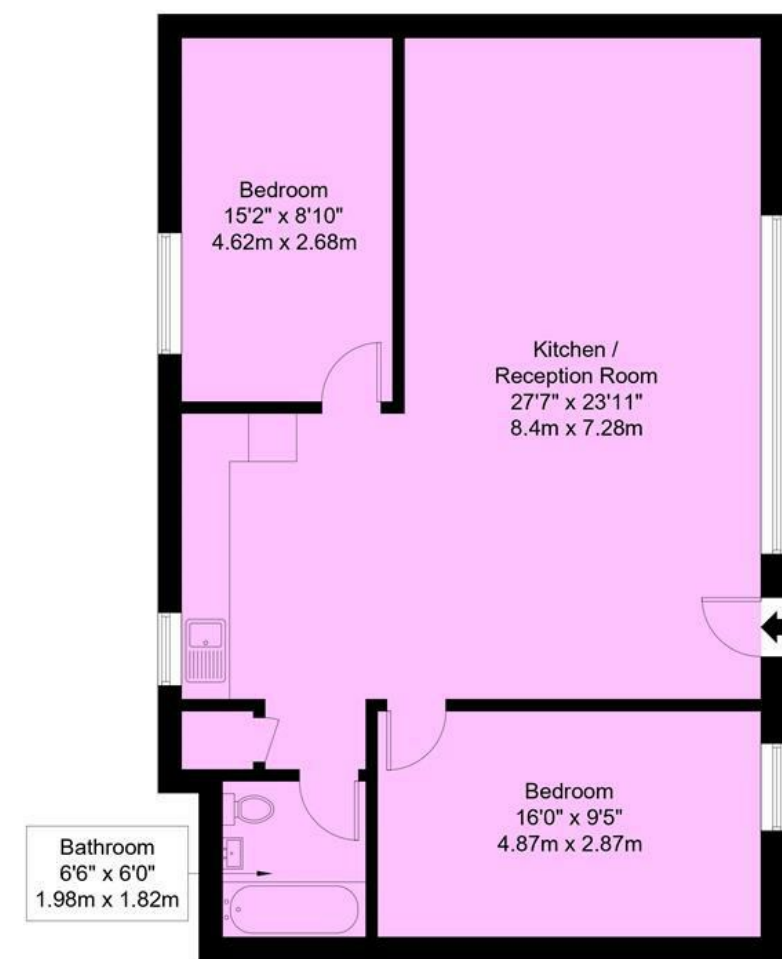
The accommodation comprises a spacious open-plan living area, creating a bright and versatile space ideal for both relaxing and entertaining, high gloss open plan kitchen with granite worktops, together with two generous double bedrooms and modern bathroom facilities. Situated on the first floor, the apartment is easily accessible via both stairs and lift, while the terrace area provides an excellent additional space to enjoy outdoors.

The property is conveniently located close to the vibrant amenities of Harlesden High Street, with a wide range of shops, cafés and local services nearby. For commuters, both Willesden Junction and Harlesden Underground Station, served by the Bakerloo line, are within easy reach, providing convenient connections into Central London and beyond.

Available now

## New Crescent Yard, NW10 8SJ

Approx Gross Internal Area = 82.9 sq m / 892 sq ft



First Floor

Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Tenure

**Price** £2,000 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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