

| Energy Efficiency Rating | |
|---|-----------|
| | 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 | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| | 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 | |

Craven Park, Harlesden, NW10 8SR

Asking Price £2,350,000

Subject to Contract

- Ideal investment
- Potential to increase capital & revenue
- Off street parking

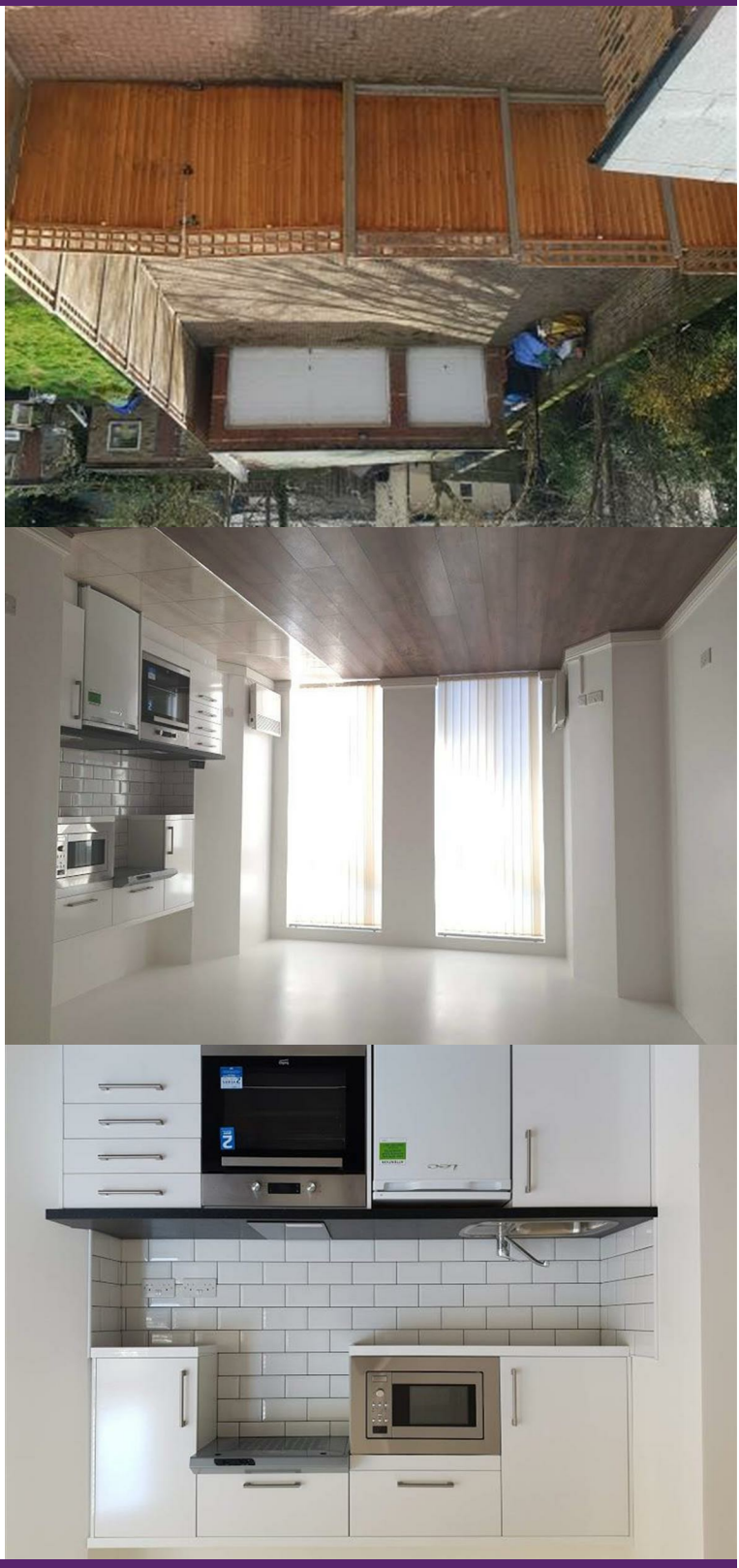
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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Craven Park, NW10 8SR

Newly converted development of eight self-contained units consisting of seven studios and a one bedroom unit which have been completed to a high level with timber style flooring, white lacquered fitted kitchens and fully tiled bathrooms, and with a proposal for additional three units to replace the garage to the rear.

The building offers off street parking and rear garden, with all the amenities at your fingertips which include a variety of shops, bars/cafes & restaurants, and approximately ten minutes walk of numerous train stations, and alternative transport links.

We have been informed by the owner that there has been to offers to take the whole building at a figure of £120,000 pa. Floor plans on request are available for the proposal to the rear of the building.

