

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

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**

**Offers In Excess Of  
£400,000**  
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

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.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

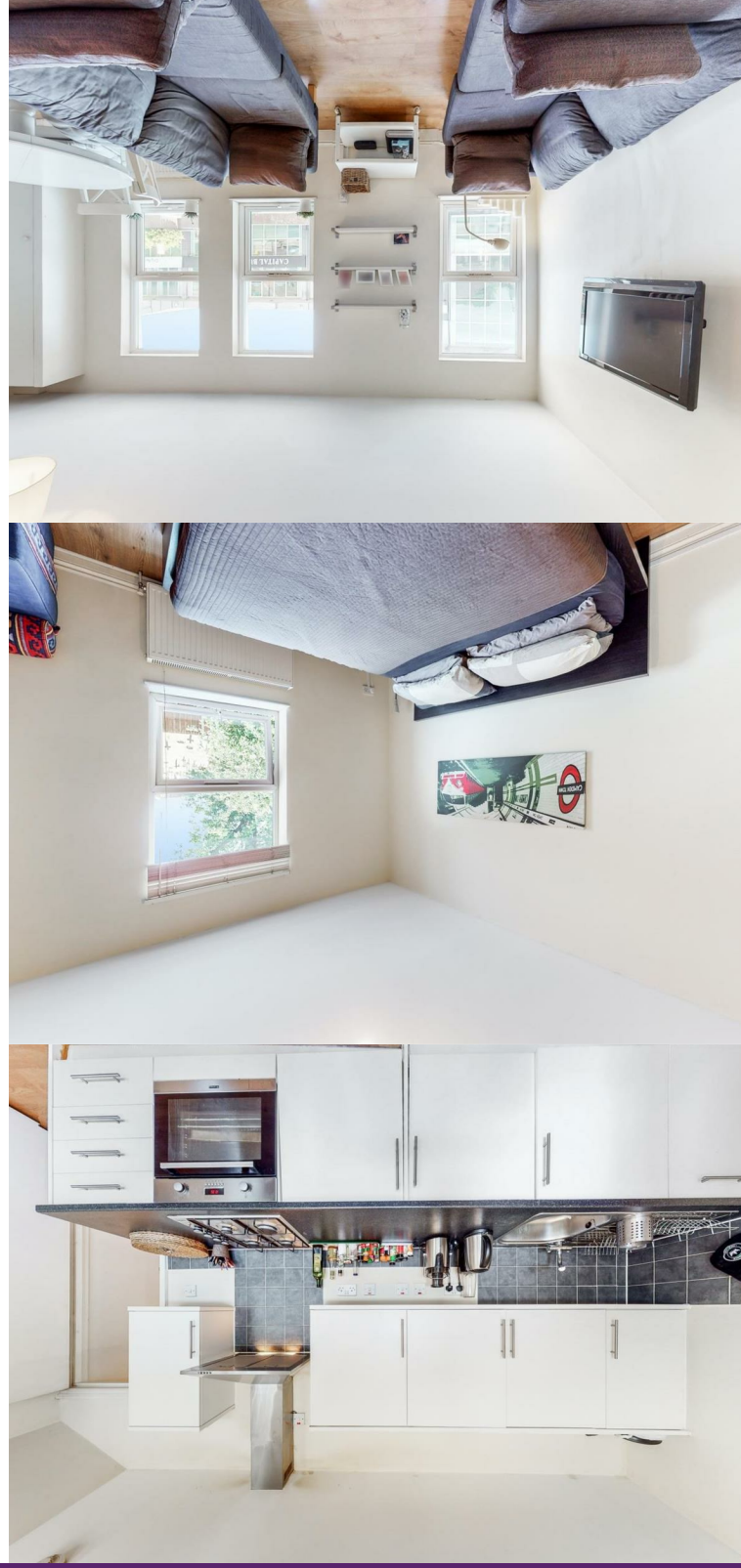
69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

## 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.

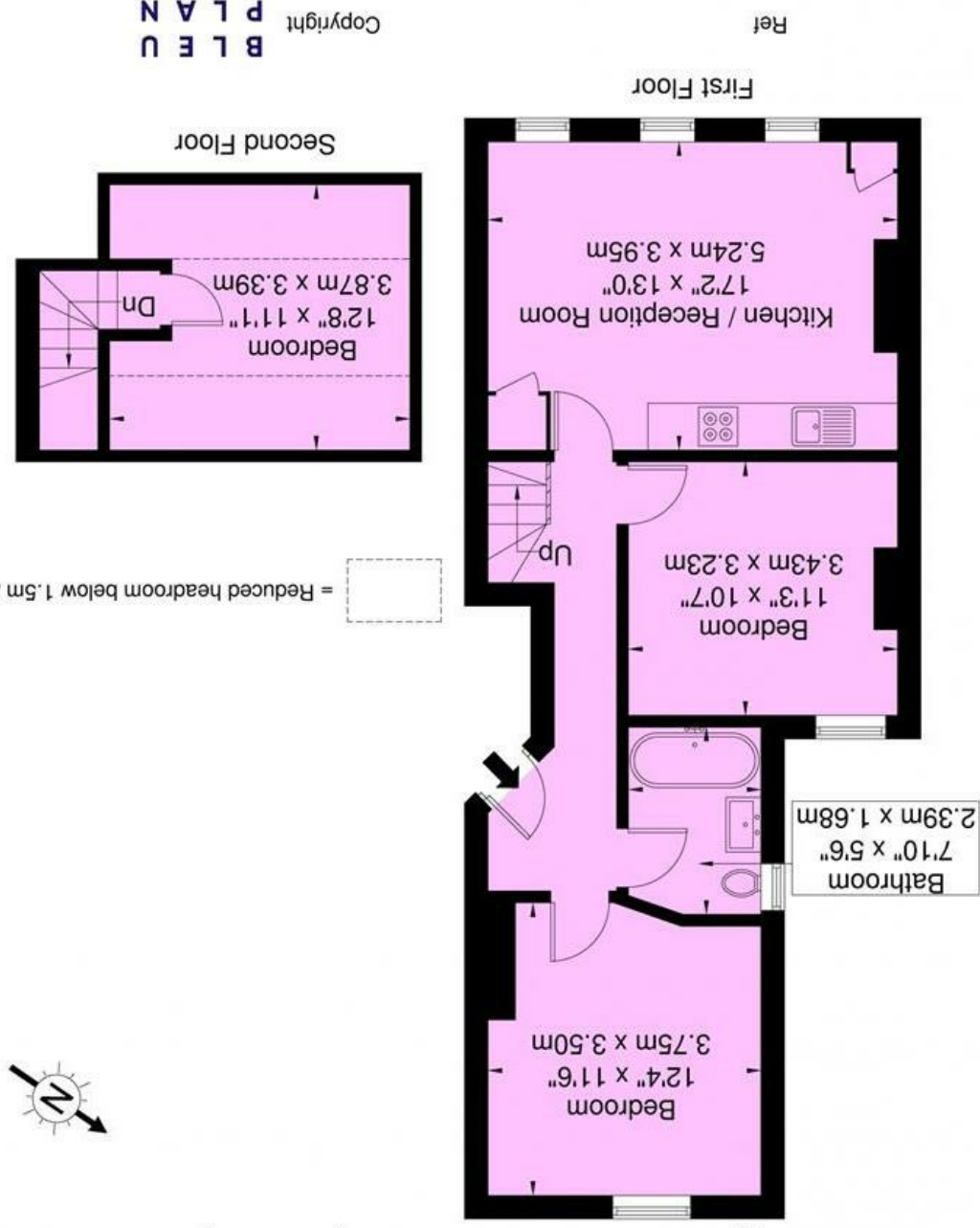
Close to the Crossrail development, to benefit

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



Ref: B L E U  
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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