

| 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 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 | | | |

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.

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



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Scrubs Lane, NW10 6QU

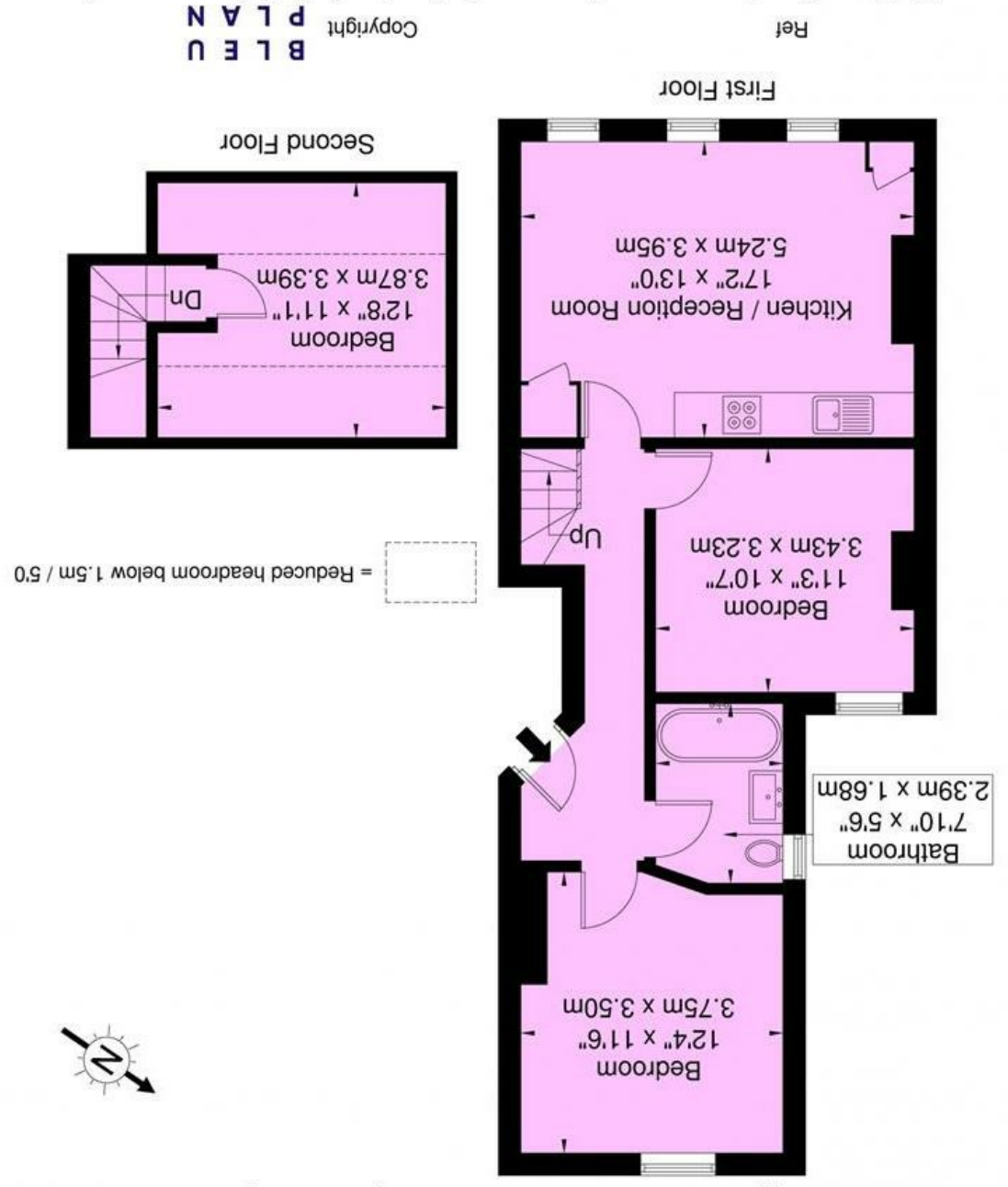
Recently converted three-bedroom maisonette... on the first & second floor of this mid-terraced period style house, which was completely refurbished to a high standard. Benefits include timber style floors, double glazed windows & gas central heating in a sizable reception room, contemporary style fitted 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



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

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