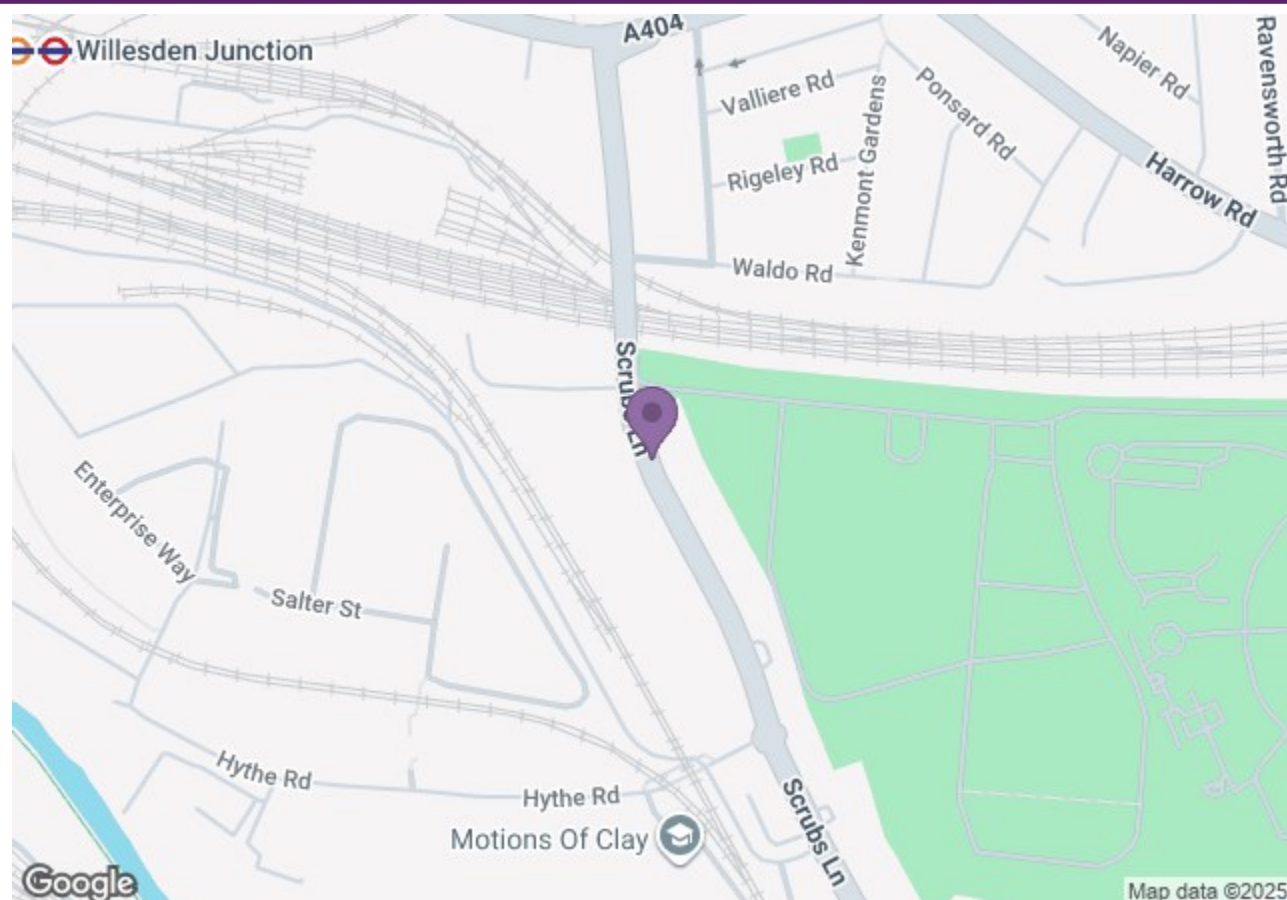




Scrubs Lane, London, NW10 6QU

Asking Price £475,000

Subject to Contract

- High ceilings in both double bedrooms
- Bi-folding doors leading out to garden from lounge
- Long lease with a share of freehold
- Wood style flooring & carpeted bedrooms
- Will benefit from HS2 & Crossrail connections
- A few minutes walk of Willesden Junction hub

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | 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                                    |         |           |
|                                             | 69      | 78        |

| 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                                                        |         |           |
|                                                                 |         |           |

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.



Generously proportioned and well designed... converted two double bedroom apartment on the ground floor of this mid-terraced period style house, with sole use of east-northeast facing rear garden. Maintained to a high level, with wood style flooring, carpeted bedrooms and double glazed windows throughout, with the added benefit of a new lease with a share of freehold.

The property offers 689 sq. ft of living/entertaining space over the complete ground floor, comprising of bi-folding doors leading out to the garden from a flowing 29 ft room with a sizable reception room, dining area on to a contemporary style fitted white lacquered kitchen, and full tiled family bathroom combined W.C,

Scrubs Lane is within walking distance of both Kensal Green, Willesden Junction & White City over & underground stations, 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.

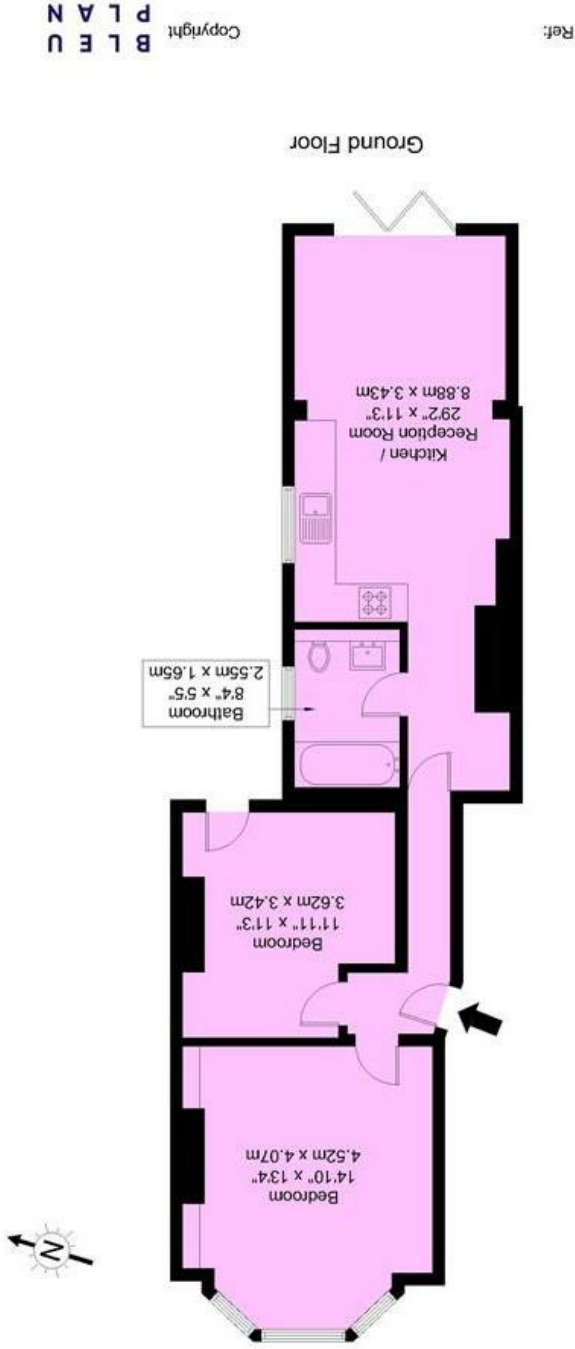
Close to the Crossrail development, to benefit

## Scrubs Lane, NW10 6QU

Tel: +44 (0)2 8960 9988  
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Scrubs Lane, NW10 6QU  
Approx Gross Internal Area = 64 sq m / 689 sq ft



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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