

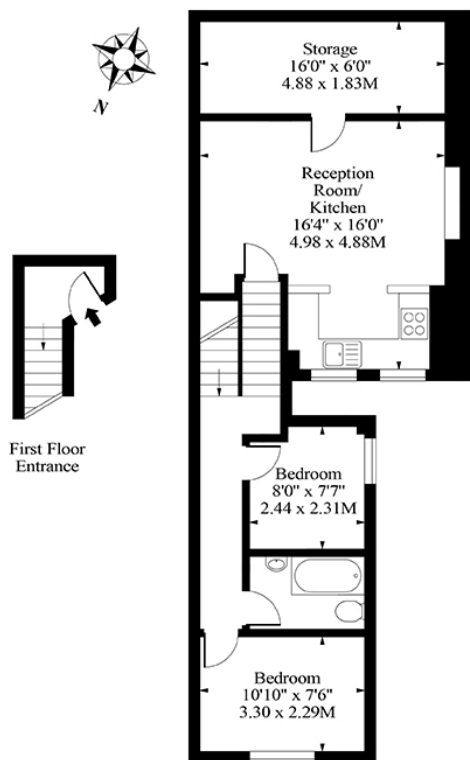


2 Bed Conversion
Crownhill Road
Harlesden NW10

- Fantastic location
- Chain free
- Top floor
- Fully refurbished

Auction guide price of £270,000
LH+ShareFH

Crownhill Road NW10



Second Floor

Approx Gross Internal Area 641 Sq Ft - 59.55 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A stylish and well-presented two bedroom split-level top floor flat, ideally located just a short walk from Harlesden High Street with its range of shops, cafés, and transport links.

Set over two levels, the property offers a bright and spacious open-plan reception room with a modern fitted kitchen, a sleek contemporary bathroom, and two comfortable bedrooms. The split-level layout creates a great sense of space and privacy, making it perfect for modern living.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.