



Scrubs Lane | London | NW10

Asking Price - £480,000



This comprehensively refurbished two bedroom, two bathroom apartment offers a perfect blend of comfort and convenience. Spanning an area of 914 square feet, the property features a well designed layout that maximises space and functionality.

Upon entering, you are greeted by a large and welcoming open plan kitchen/ reception room, with an excellent bedroom and bathroom on this floor.

Upstairs, there is a large, stunning principal bedroom with exceptional views and a fabulously appointed en-suite shower room. The apartment, and building have been meticulously refurbished to a very high standard and combines modern living with character, making it an appealing choice for a variety of prospective purchasers.

The property benefits from superb connectivity: Kensal Rise (Overground), Kensal Green (Bakerloo Line) and Willesden Junction (Overground & Bakerloo) stations are all nearby, enabling swift access to central London and the City.

- Comprehensively refurbished
- Two bathrooms
- 2 bedroom apartment
- Bright reception room
- 914 sq ft of space
- Close to transport links
- Ideal for commuters
- Residents parking
- Refurbished building

Local Authority: Hammersmith & Fulham

Council Tax Band: D

EPC: C

Tenure: Share of Freehold



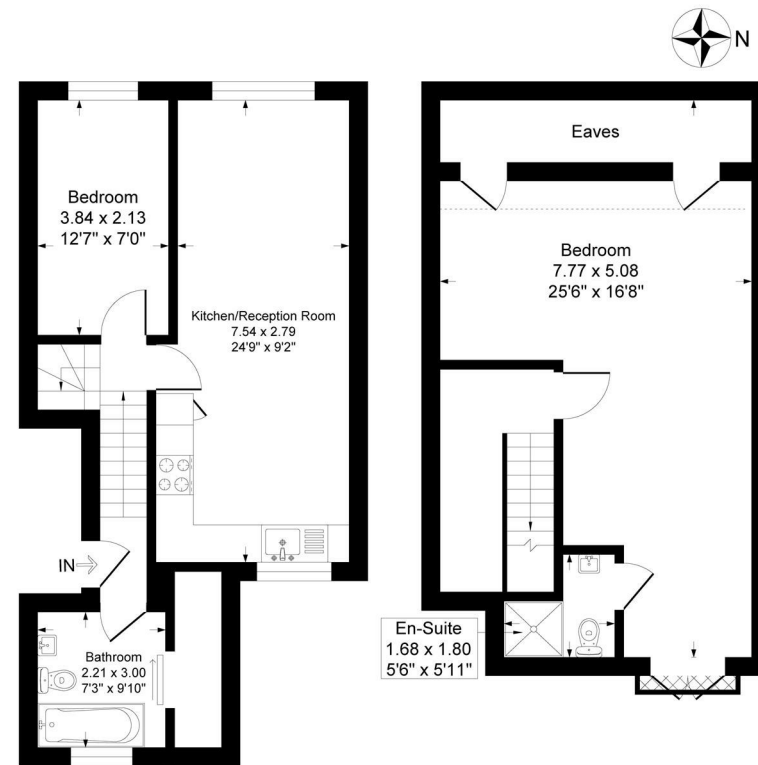




25 Scrubs Lane, London, NW10 6AA

Approximate Gross Internal Floor Area = 88.7 sq m / 956 sq ft (Including Restricted Height Area)

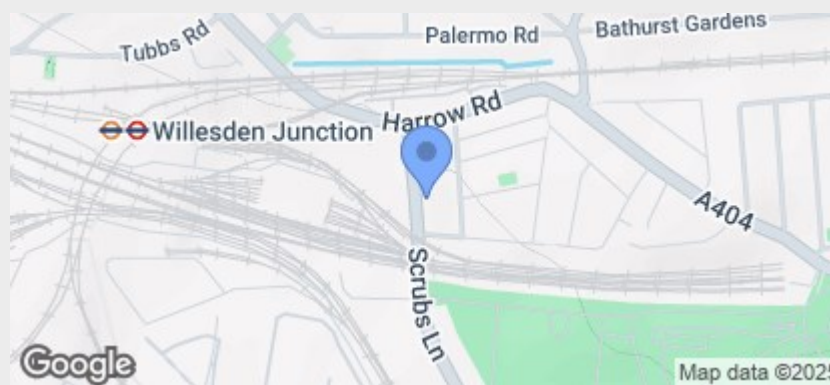
Approximate Gross Internal Floor Area = 79.7 sq m / 859 sq ft (Excluding Restricted Height Area)



Second Floor

Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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		
Not energy efficient - higher running costs		

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