

Wenlock & Taylor



Crewe Place, Willesden Junction

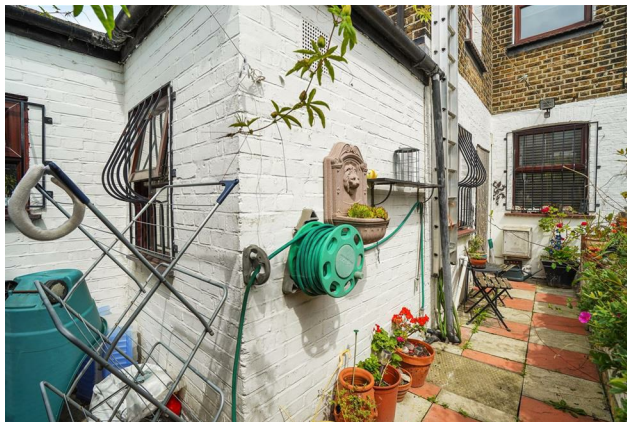
Park Royal, London, NW10 6TR

Price £580,000



Crewe Place, Willesden Junction, Park Royal, London, NW10 6TR

In the same family ownership for over 40 years, we are delighted to offer this 1054 sq.ft (98 sq.m) approx End of Terrace railway cottage comprising 3 bedrooms (one with built in wardrobes), 2 receptions, kitchen, shower/wc, courtyard rear patio/garden leading to communal passageway/garden and private road parking spaces to front and side. The property is equipped with (part) double glazed windows, strip wood timber and laminate wood flooring, period style fireplace and is situated within Old Oak Lane Conservation Area and moments away from Willesden Junction (London Overground & Bakerloo Line) station and Grand Union Canal walks. Tenure is Freehold and Council Tax Band is 'D' (London Borough of Ealing).



ENTRANCE HALL

with wood flooring, victorian style radiator, high level mounted cupboard with electric meter.

RECEPTION 1

12'4 x 11'10 (to alcove) (3.76m x 3.61m (to alcove))

with brick chimney breast, strip wood timber floor and room door, victorian style radiator.

RECEPTION 2

with period style fireplace, wood flooring, victorian style radiator, understairs cupboard, door to kitchen.

KITCHEN

with inset sink and drainer, wall and base cupboards, integrated fridge/freezer, 4 ring hob and oven, granite work surface, tiled splashback, plumbing for washing machine, door to outside space/garden, door to shower/wc.

SHOWER/WC

with walk-in shower cubicle and screen, wash hand basin with drawers under, tiled walls, tiled floor, towel radiator, double glazed windows, spotlighting, strip wood room door leading to wc with half tiled walls and tiled floor.

STAIRS & LANDING

TO FIRST FLOOR with access to loft space, central heating boiler.

BEDROOM 1

with wall to wall built in wardrobes and cupboards, laminate flooring, ceiling cornice, tall radiator, strip wood room door.

BEDROOM 2

with victorian style radiator, laminate flooring, double glazed windows, strip wood room door.

BEDROOM 3

with wood flooring, radiator, double glazed windows, strip wood room door.

OUTSIDE SPACE/GARDEN

with side return paved patio, brick flower beds, gas meter. Rear door leading to communal passageway with 'rights of way'.

PRIVATE PARKING

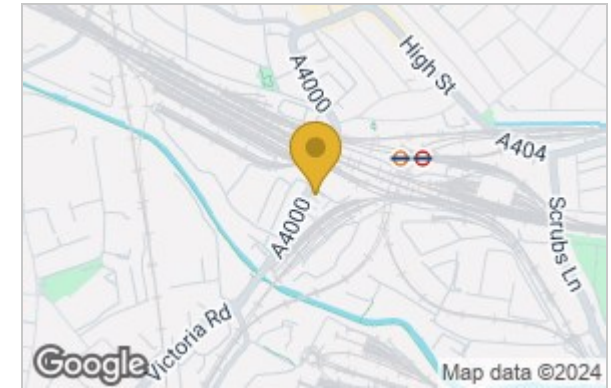
Private on-street parking spaces (to front and side) with 'rights of way' access.

TENURE

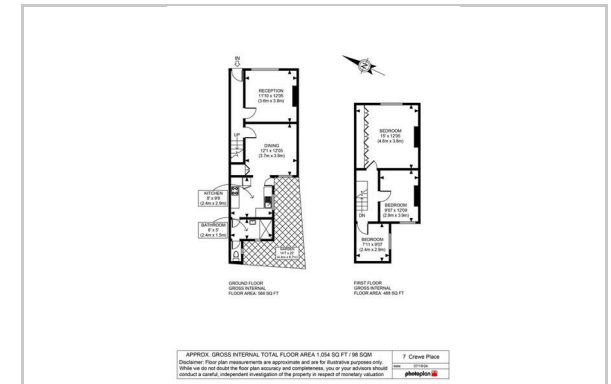
The tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

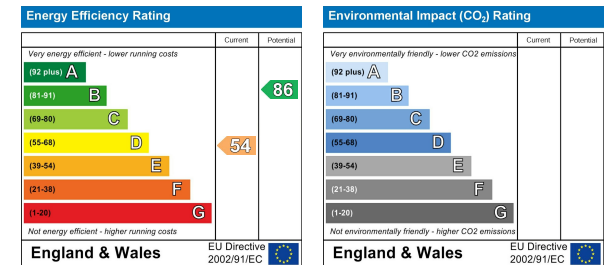
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.