



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

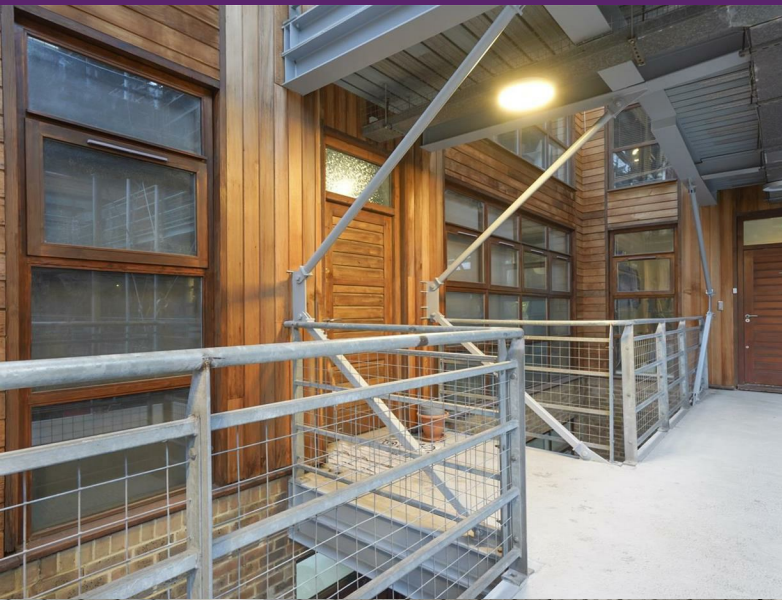
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**New Crescent Yard, Willesden Junction, NW10 8SJ**

**Asking Price £450,000**

Subject to Contract

- Two bedroom aptment in industrial style with vaulted ceiling
- Gated development
- High ceilings
- 27ft reception room with dining area
- Off street paking
- Wood style flooring
- Granite worktops in two tone kitchen



## New Crescent Yard, NW10 8SJ

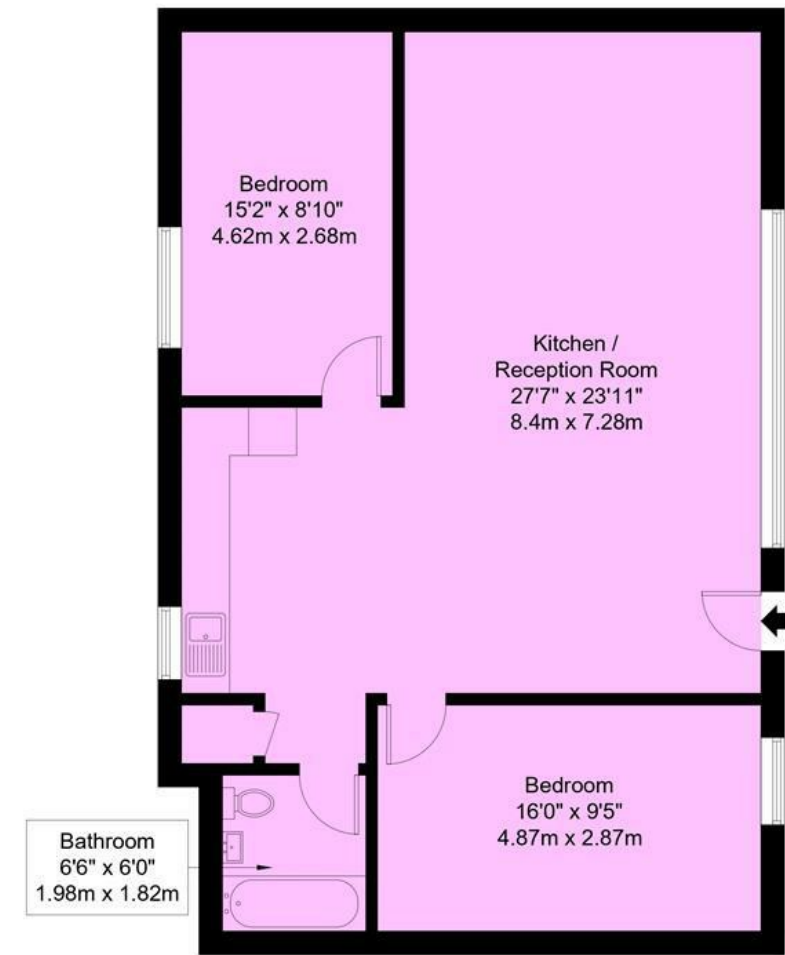
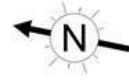
An exceptional two-bedroom apartment, set within a striking industrial-style development and defined by its impressive vaulted ceilings... creating a rare sense of volume, character, and architectural distinction. At the heart of the home is a beautifully designed open-plan kitchen and reception area, where the dramatic vaulted ceilings and expansive proportions enhance the flow of natural light and create a truly impressive living and entertaining space. The contemporary kitchen is seamlessly integrated, combining style and functionality for modern living.

The property offers a generous 890 sq ft two well-proportioned double bedrooms, each thoughtfully arranged to provide comfort and privacy, alongside a stylish family bathroom finished to a high specification with quality fittings and refined finishes. Residents also benefit from secure gated access and a dedicated parking space, providing both convenience and peace of mind.

Perfectly positioned close to the vibrant amenities of the High Street, the apartment enjoys easy access to a wide selection of independent shops, cafés, and everyday conveniences. Excellent transport connections are within easy reach, including Willesden Junction Station and Harlesden Station, offering swift links into Central London and the wider city.

## New Crescent Yard, NW10 8SJ

Approx Gross Internal Area = 82.9 sq m / 892 sq ft



First Floor

Ref :

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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. Copyright @ BleuPlan

**Tenure** Leasehold

**Price** Asking Price £450,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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