



**Old Oak Lane NW10**

**London**

**Guide Price**

**£600,000**

Discover this exceptional, modern home, built in 2020 and benefiting from the remainder of a 10-year structural warranty, offering contemporary design and high-quality finishes throughout.

The inviting entrance hall leads to a bright reception room at the front of the property, providing a comfortable space for relaxation. A convenient downstairs W/C is also located on this level. To the rear, a spacious open-plan kitchen and dining area features sleek finishes and bi-fold doors that open directly onto a large, private garden, creating an ideal setting for entertaining and outdoor living.

The first floor comprises two well-proportioned bedrooms, both featuring vaulted ceilings for an enhanced sense of space. The master bedroom is situated at the front, with a second bedroom overlooking the garden. A modern family bathroom serves these rooms. Ascending to the second floor, a versatile third bedroom with integrated storage offers flexibility, perfect for a home office or an additional sleeping area. Furthermore, planning permission is already secured for a rear dormer extension, providing an excellent opportunity to further enhance the property.





An excellent location with brilliant transport links. Willesden Junction station is within 0.2 miles and offers the Bakerloo line for the underground, the Lioness line into Euston and out to Watford Junction, and the Mildmay Line connecting you with Richmond and Clapham in the south and Stratford and Islington in the east. There are numerous bus routes within a few meters and North Acton on the Central line is with 0.8 miles. Lots of green open spaces can be found nearby as well as the delights of the The Grand Union Canal.

Old Oak Common, the new super hub connecting both HS2 and Crossrail/The Elizabeth Line will be within 0.3 miles. This will transform the area beyond recognition and will undoubtedly become the best connected location in West London.



- Three Bedrooms
- Spacious kitchen/diner
- Cosy reception room
- Guest W.C
- Modern House
- Large rear garden
- Arranged over three floors
- Excellent location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</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	



Please quote property ref MP0390 to speak to the local Estate Agent about this property.