

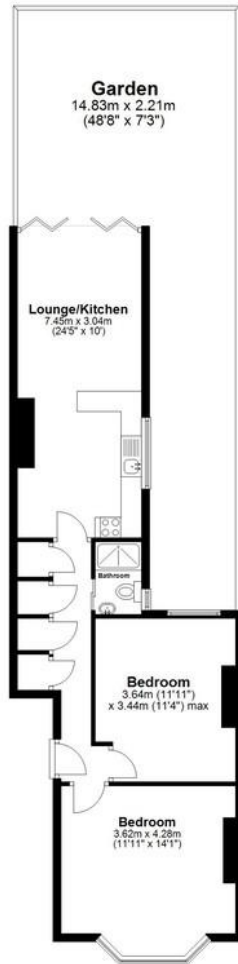


Scrubs Lane, London NW10
£475,000 Share of Freehold

Welcome to Scrubs Lane; a fabulous two-bedroom garden apartment set within a handsome period property in the heart of NW10. The property offers a bright open-plan kitchen and living area, well-balanced accommodation throughout, and direct access to a private garden, creating an excellent space for both everyday living and entertaining. Offered chain free and with a share of freehold, this is a superb opportunity for first-time buyers, downsizers and investors alike. Perfectly positioned opposite the open green spaces of Wormwood Scrubs, residents can enjoy over 200 acres of parkland, sports facilities and scenic walking routes right on their doorstep. Willesden Junction Station is just a short walk away, providing exceptional connectivity across London and beyond. Direct London Overground services connect to Richmond, Clapham Junction, Stratford and Watford Junction, while the Bakerloo Line offers straightforward access to Paddington, Marylebone, Oxford Circus and the West End. Wembley Central and Euston are also easily reached, making this an ideal location for commuters. The property is also conveniently located for the vibrant neighbourhoods of White City, Kensal Rise, Ladbrooke Grove and Notting Hill, offering an excellent choice of independent cafés, restaurants, boutiques and entertainment venues within easy reach.

- **Period conversion**
- **Two double bedrooms**
- **Open plan kitchen living area**
- **Chain Free**
- **Share of freehold**
- **Private garden**
- **Ground floor**
- **Great location**
- **Potential to extend STPP**
- **Close to shops and transport**

Ground Floor
Approx. 63.6 sq. metres (684.3 sq. feet)
(including Garden)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp Ltd

Scrubs Lane

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.