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**Scrubs Lane, Kensal Green, London NW10 6AA**  
**£575,000 - Share of Freehold**



## PROPERTY DESCRIPTION

NO UPPER CHAIN...

Exclusive TWO BEDROOM SPLIT LEVEL APARTMENT with a high spec open plan LIVING ROOM & KITCHEN and TWO BATHROOMS.

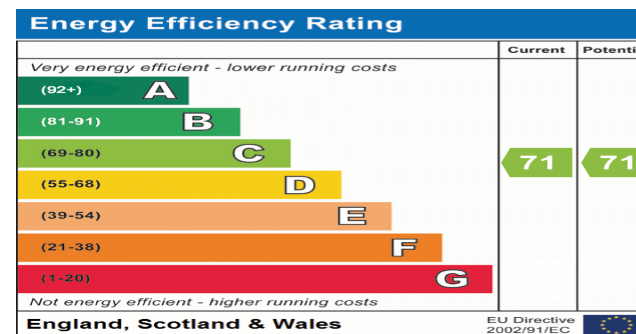
Located within close proximity and easy access to Willesden Junction Bakerloo & Overground station. The property has been lovingly restored and boasts APPROX 900SQFT OF GROSS INTERNAL LIVING SPACE, TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE, FULLY FITTED BATHROOM and OPEN PLAN LIVING ROOM and KITCHEN AREA.

Located on the borders of Kensal Green and Willesden Junction offering a variety of shops and restaurants and also close proximity to Westfield Shopping Centre, Ladbroke Grove and the A40 with links into Central London.

SHARE OF FREEHOLD with proposed underlying lease of 999 years to be confirmed prior to purchase.

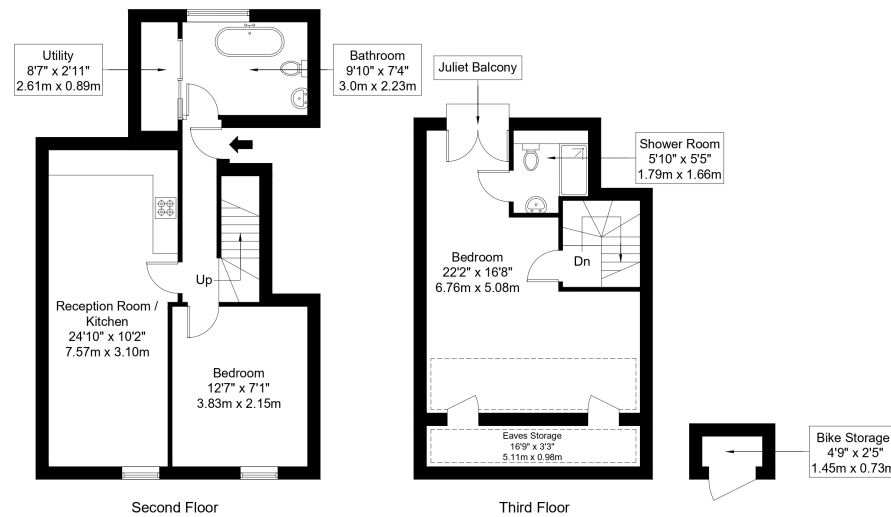
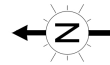
## POINTS OF INTEREST

- TWO BEDROOMS
- TWO BATHROOMS
- OVER TWO FLOORS
- APPROX 900SQFT OF LIVING SPACE
- NEWLY REFURBISHED
- OPEN PLAN LIVING ROOM AND KITCHEN AREA



## Scrubs Lane, NW10 6AA

Approx Gross Internal Area = 84.87 sq m / 914 sq ft  
 Bike Storage = 1.06 sq m / 11 sq ft  
 Eaves / Restricted Head Height = 5.01 sq m / 53 sq ft  
 Total = 90.94 sq m / 979 sq ft



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.

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