

# daniels

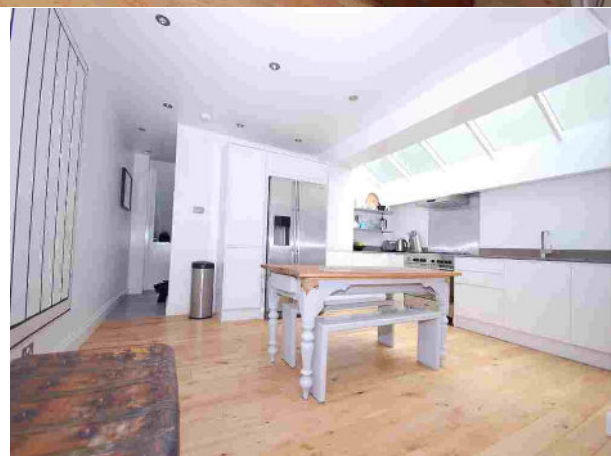
danielsestateagents.co.uk



Crownhill Road, Harlesden, NW10 4EA

£1,600.00 Per month

A beautifully extended ground floor flat set within a converted period property in Harlesden. The property is conveniently situated for bus services, the fantastic Willesden Junction underground and overground station and local shops. Extended to the side and the rear the property boasts spacious, light and open plan living and kitchen area with underfloor heating and Bi folding doors opening on to well designed rear garden, Two double bedrooms one with underground storage area and one onto a well presented ensuite, there is also a recently fitted main bathroom. The property has benefitted from a number of improvements including triple glazing and new wiring and plumbing throughout. Available September.



To enquire or arrange a viewing call  
0208 969 5999.

[www.danielsestateagents.co.uk](http://www.danielsestateagents.co.uk)

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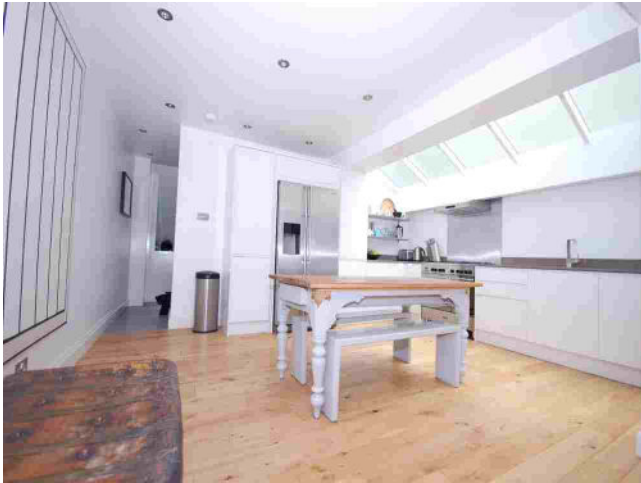
- TWO BEDROOMS
- TWO BATHROOMS
- BEAUTIFULLY PRESENTED
- WELL DESIGNED

## Accommodation



### Lounge Area

Underfloor heating, Bi folding doors, open to Kitchen and dining room area. wood flooring, skylight.



### Kitchen & Dining Area

Range of eye and base level units, part glass ceiling, open to lounge area, door to garden, space for dining table, space for american style fridge freezer, underfloor heating, wood flooring.



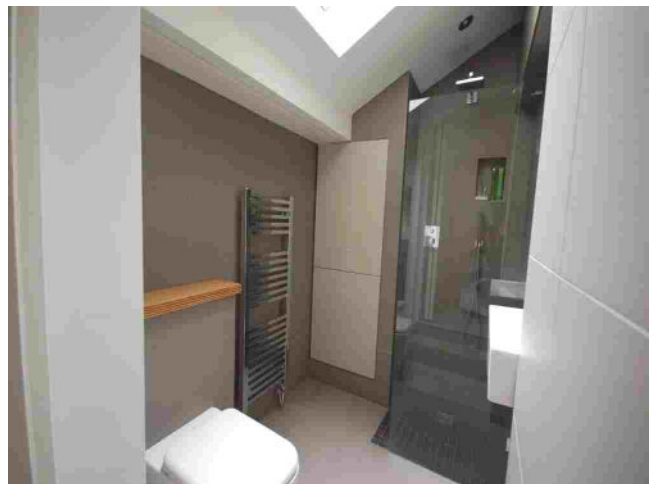
### Master Bedroom

Triple glazed bay fronted window, wood flooring, underground storage area measuring 2m long by 90cm deep, feature fireplace, storage cupboard.



### Bedroom 2

Wood flooring, built in storage cupboard, folding door to ensuite.



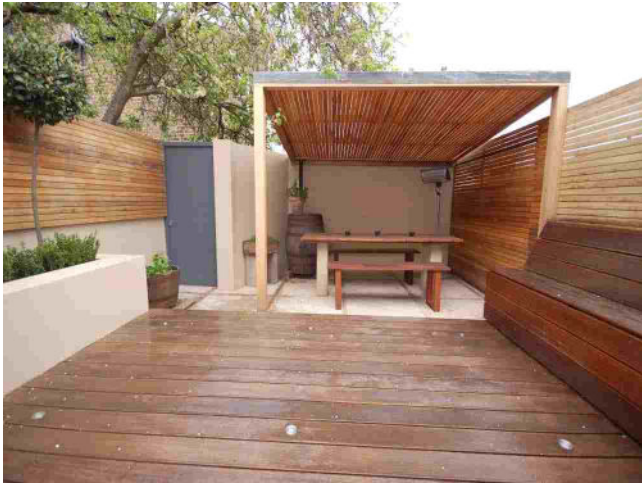
### Ensuite

Heated towel rail, walk in shower cubicle, low level w/c, wash hand basin, fully tiled, skylight.



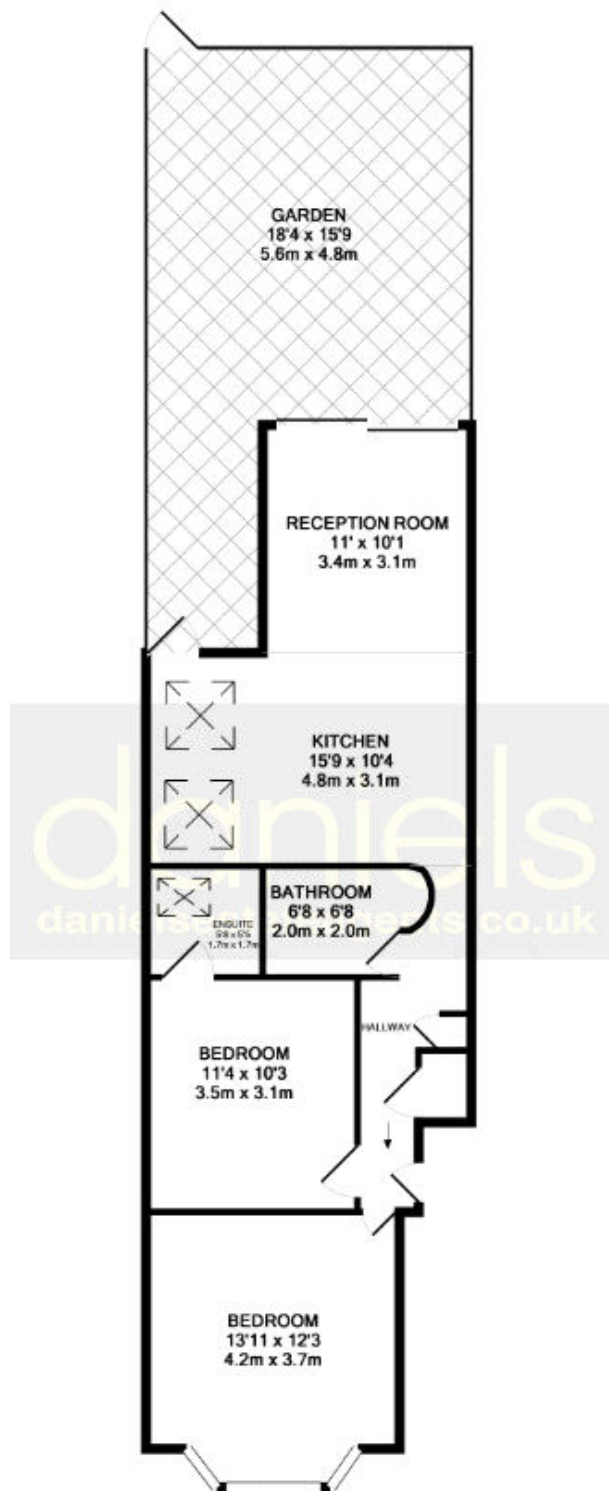
### **Bathroom**

Fully tiled walls and floor, low level w/c, panel enclosed bath with mixer taps and shower attachment, wash hand basin.



### **Garden**

Enclosed seating area, flower beds, seating area, rear access.



CROWNHILL ROAD, LONDON, NW10

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 to 100) <b>A</b> (81 to 91) <b>B</b> (69 to 80) <b>C</b> (55 to 68) <b>D</b> (39 to 54) <b>E</b> (21 to 38) <b>F</b> (1 to 20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 to 100) <b>A</b> (81 to 91) <b>B</b> (69 to 80) <b>C</b> (55 to 68) <b>D</b> (39 to 54) <b>E</b> (21 to 38) <b>F</b> (1 to 20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	75 79	77 82	
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

