



## New Crescent Yard, Acton Lane, London, NW10

£499,950

2 1

If you're mesmerized by space and seclusion, then this amazing two-bedroom loft-style apartment is a must-see.

Situated on the second floor of a warehouse conversion, you can indulge yourself in a truly unique space with this apartment which boasts 1037 sq ft of floor space.

Live amongst a creative community in this gated development. This special property has just been redecorated and comprises a huge open plan 24 ft. living room with a modern integrated kitchen, two double bedrooms and a luxurious bathroom with an antique bathtub and shower. Benefits include high ceilings, industrial-style finishes, underfloor heating throughout, off-street parking, lift, bike storage and huge windows.

Located just moments from Willesden Junction station (Bakerloo line and Overground) and several bus routes. The local amenities of Harlesden High Street are just a stone's throw away.

### Floor Area

1037 sq. ft.

### Tenure

Share Of Freehold

### Service Charge

£1140 per annum

### Ground Rent

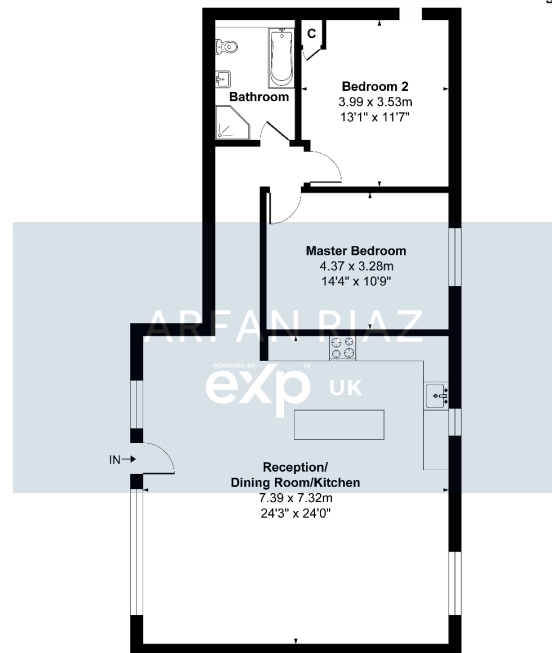
£100 per annum

- QUOTE REF AR0255
- Stunning warehouse conversion
- 1037 sq ft of internal space
- Second floor flat with lift access
- Off-street allocated parking
- Chain-Free | Share of Freehold
- Loft-style gated development
- Two spacious double bedrooms
- Under floor heating throughout
- Moments from Willesden Junction station



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APPROXIMATE GROSS INTERNAL AREA: 96.4 M<sup>2</sup> ... 1037 FT<sup>2</sup>



SECOND FLOOR

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	