166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill&Mathesons

Craven Park, London, NW10 8QE

Asking Price £300,000 Leasehold

KEY FEATURES:

- SHORT LEASE
- 970 sqft
- 1ST FLOOR
- 2 BEDROOMS
- 1 RECEPTION
- 1.5 BATHROOMS
- CLOSE TO TRANSPORT

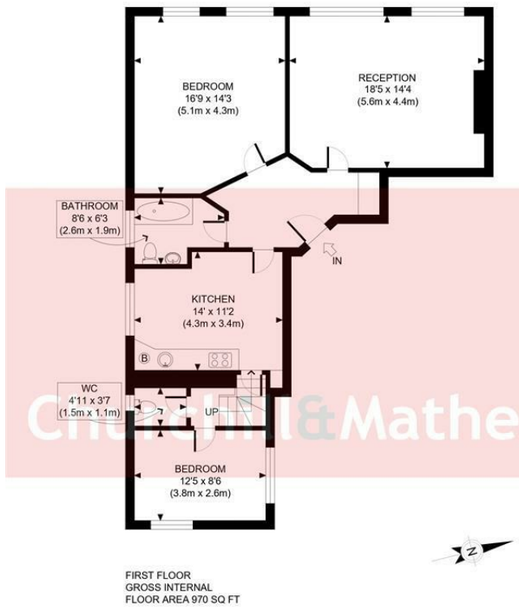
NEED UPDATING, SHORT LEASE, CASH BUYERS

Found on Craven Park, NW10, this large 970 sqft Edwardian period 1st floor converted flat has space for the entire family. The property features a reception room that serves as the perfect space for relaxation or entertaining guests. It has a separate kitchen/diner and 2 bedrooms that providing ample room for rest and privacy. There is also 1 family bathroom and separate guest toilet. Benefit from a shared rear garden. Good size loft.

Living in Craven Park means you are surrounded by a lively community with a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to public transport, being close to Harlesden and Willesden Stations makes it simple to explore the wider attractions of London.

This flat is an excellent opportunity for individuals, couples looking to create their own style or investors looking for a good return.

Don't miss this one going at £309/sqft it will definitely sell fast. I do expect multiple offers so get in first.



Churchill&Mathesons

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 970 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 970 SQ FT/ 90 SQM

PROPERTY PHOTO PLANS .COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

166 Manor Park Road, Harlesden, London, NW10 4JT | T: 020 8965 2250 | E: sales@churchillmathesons.com
www.churchillmathesons.com

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.