



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

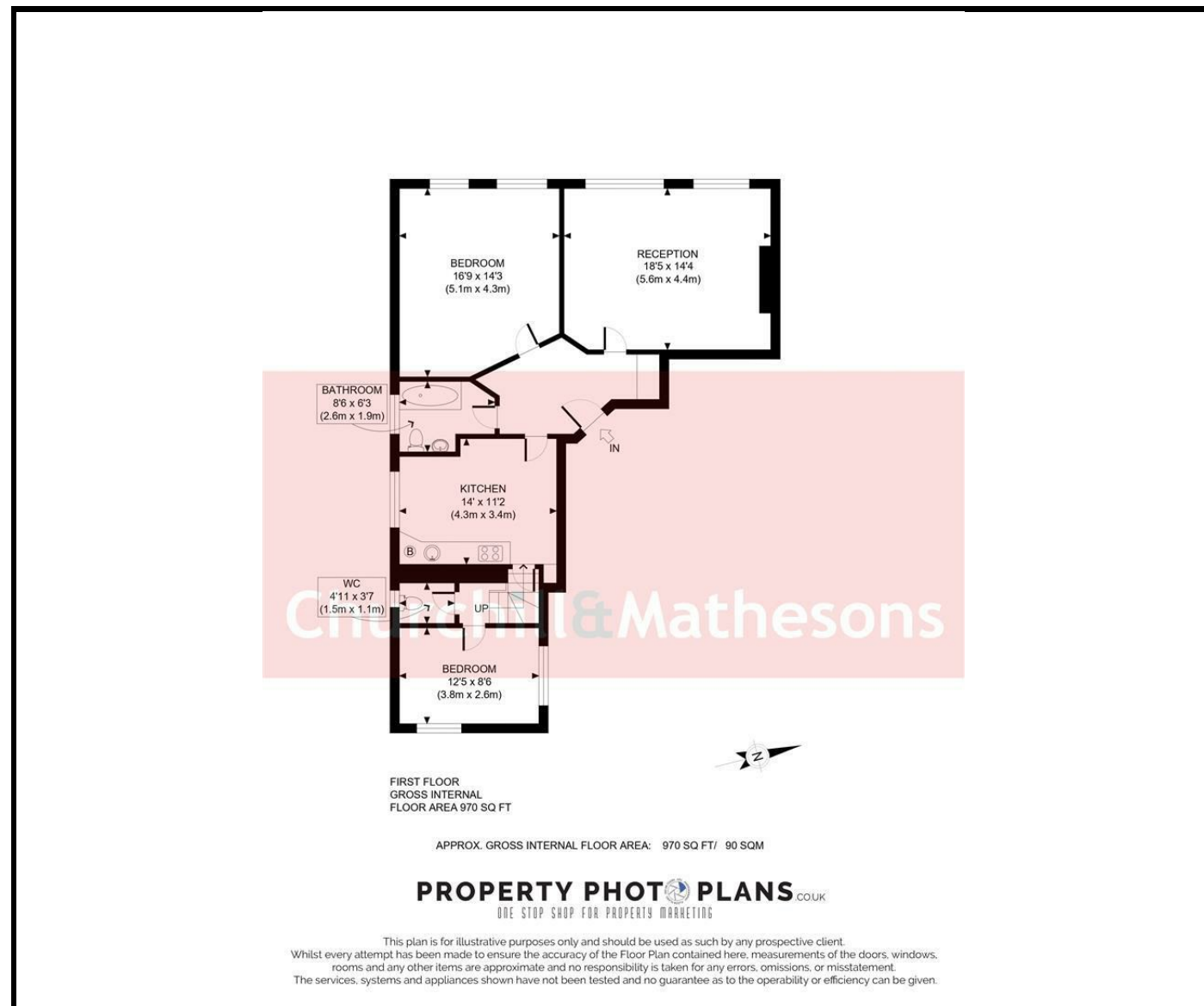
NEED UPDATING, SHORT LEASE, CASH BUYERS

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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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.