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Cranhurst Road, Willesden Green, NW2

Offers In Excess Of £450,000



Presenting this stunning one-bedroom apartment on quiet residential street in Willesden Green, offering 684 sq ft of living space & situated close to Gladstone Park.

Featuring ample storage throughout, high ceilings and beaming natural light. Accommodation comprises a spacious double bedroom with a bespoke fitted wardrobe, a full bathroom, a South-facing private balcony, and a modern reception room with space for dining leading to the open-plan kitchen.

The property is sold chain free with a share of the freehold.

Situated in a suburban setting with a 10-minutes walk to Gladstone Park (hosting a charming cafe, tennis courts, and over 86 acres of park), and a 25-minute walk to Queens Park where you can be greeted by the Sunday farmers market. Both perfect for dog walkers!

Ideally positioned for transport links into Central London including Willesden Green Jubilee Line (0.2 miles), Cricklewood Broadway Thames Link (0.7 miles), and Dollis Hill Jubilee Line (0.7 miles).

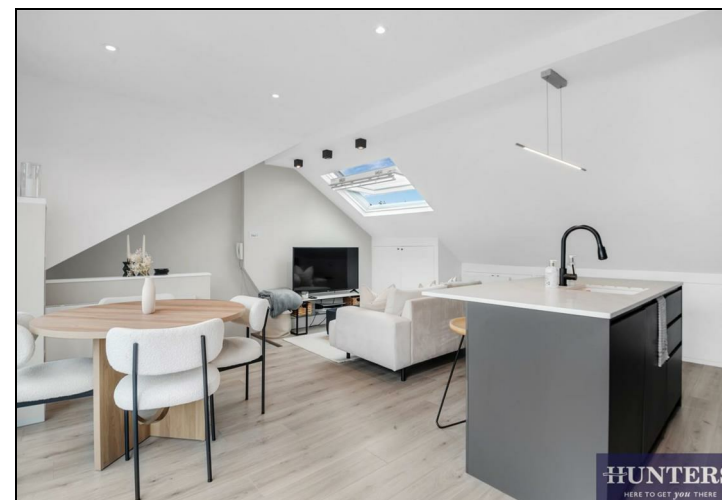
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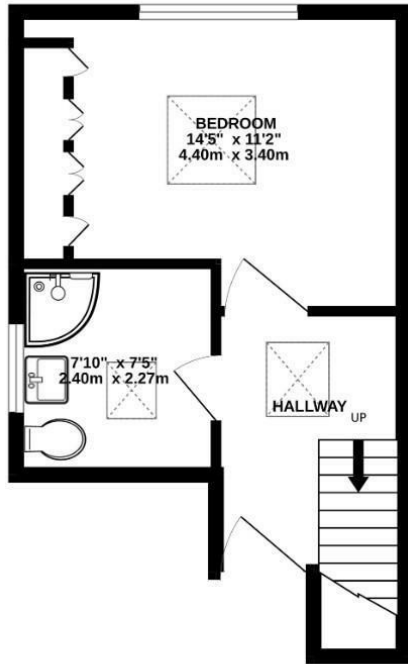
KEY FEATURES

- Large One Bedroom Duplex Apartment
- Close proximity to Willesden Green
- Over 682 sq.ft. of internal living space
- Beautifully appointed South-facing private balcony
- Access to Gladstone Park and local amenities
- Recently renovated with high spec
- Ample built-in storage and eaves
- Sold with a share of the freehold

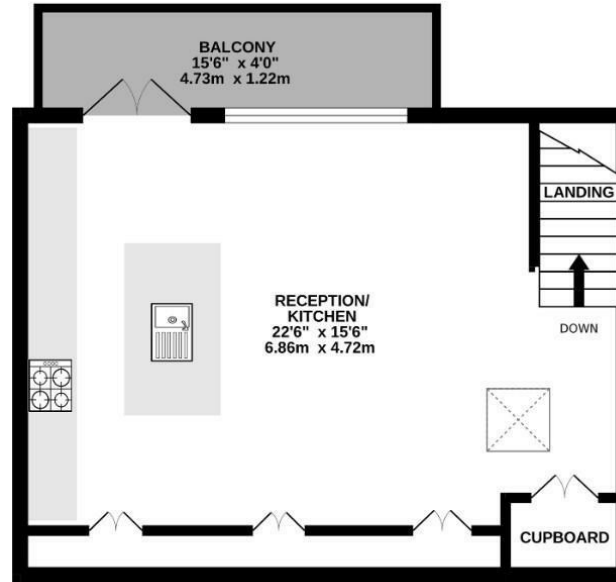




FIRST FLOOR
296 sq.ft. (27.5 sq.m.) approx.

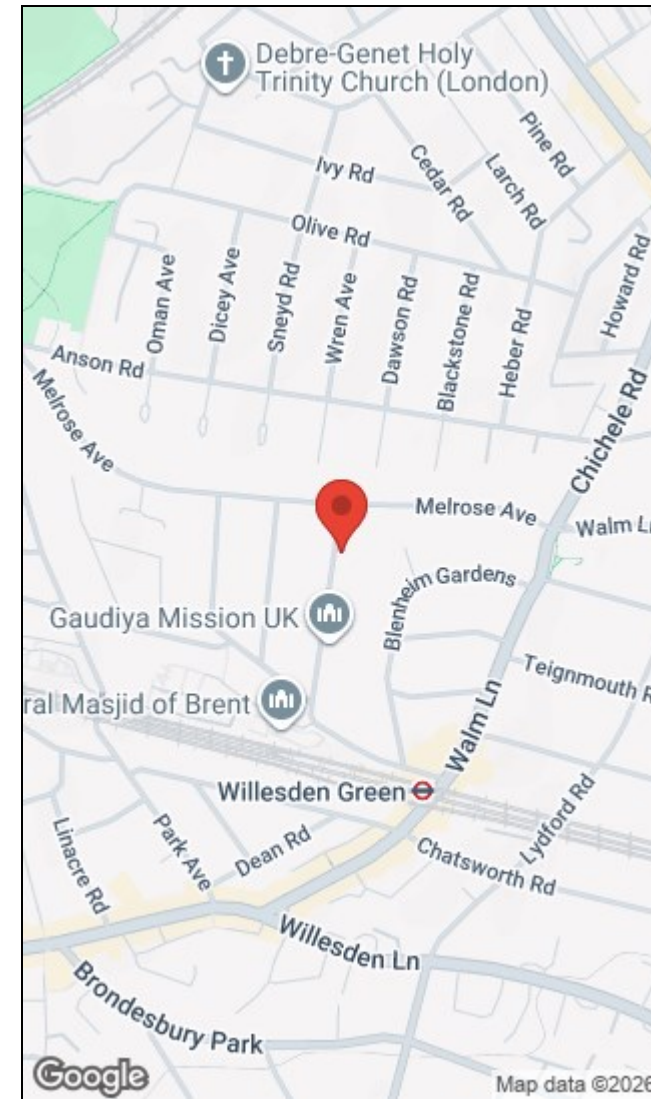


TOP FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		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 CO ₂ 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 CO ₂ emissions			
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