

| 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 | | |

| 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 | | |

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Craven Park Road, Harlesden, NW10 8SE

Asking Price £799,950

Subject to Contract

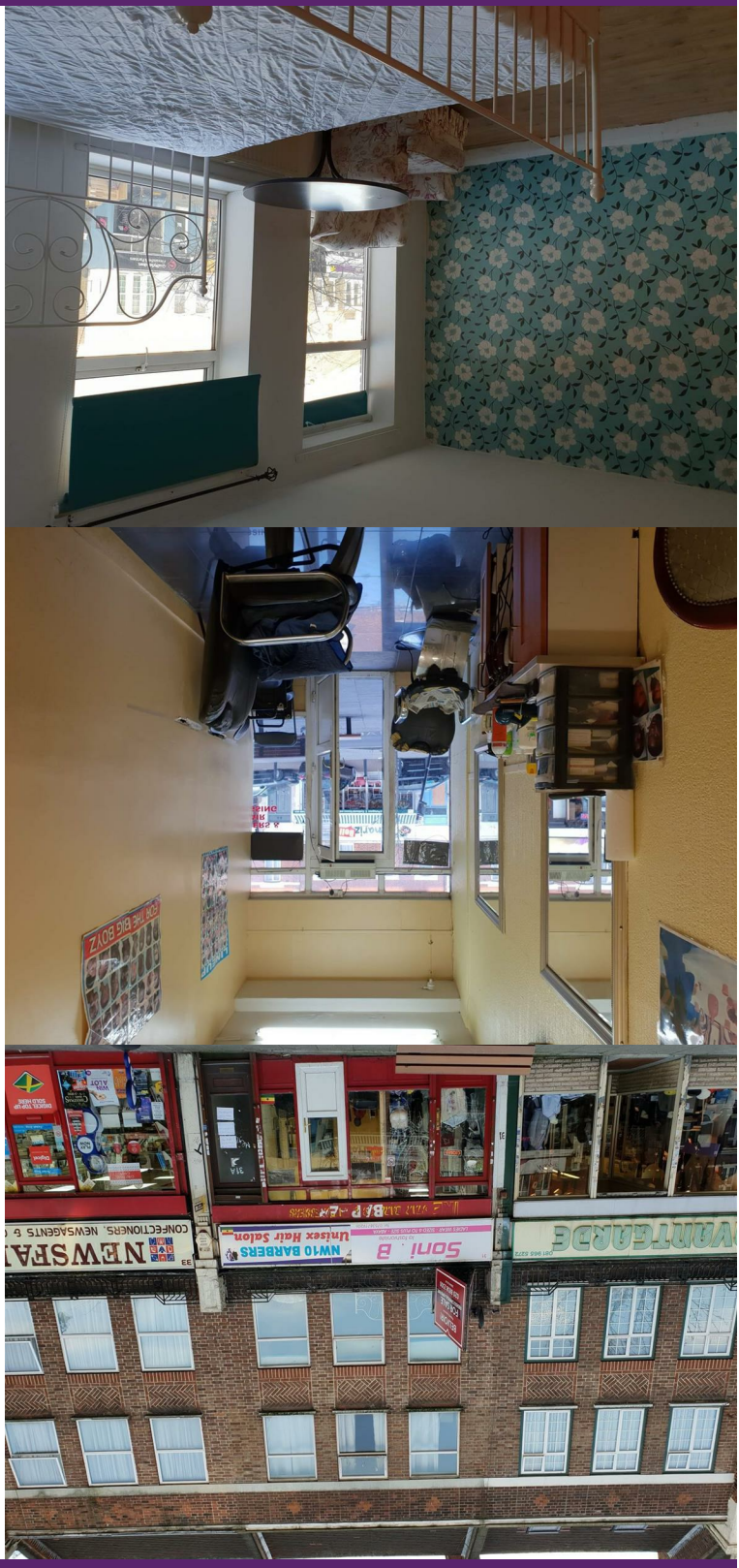
- Shop split into two, but could be combined
- Rear extension potetial
- Five rooms
- Internal bathroom
- Freehold vacant possession
- Rear storage and external W.C
- Off street parking for several cars
- Kitchen
- Separate W.C



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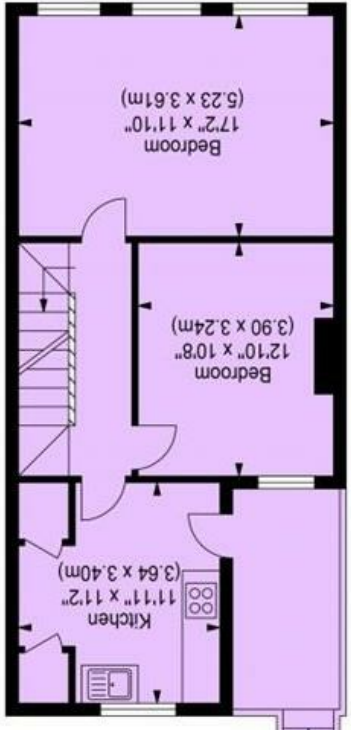
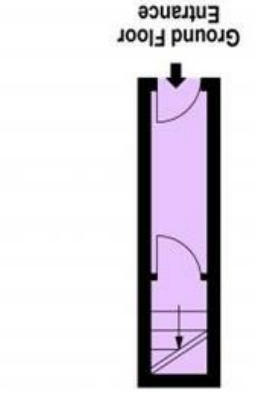
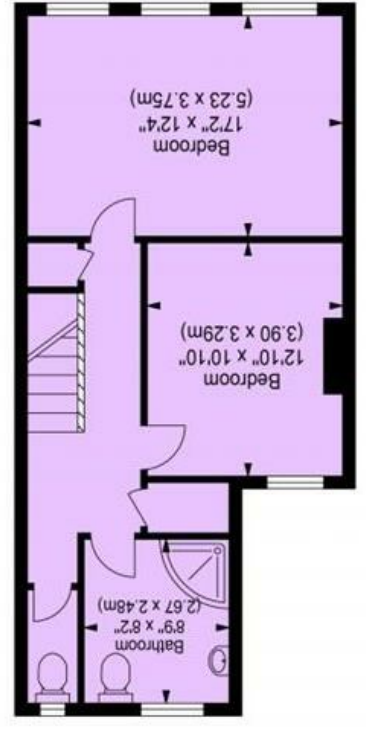
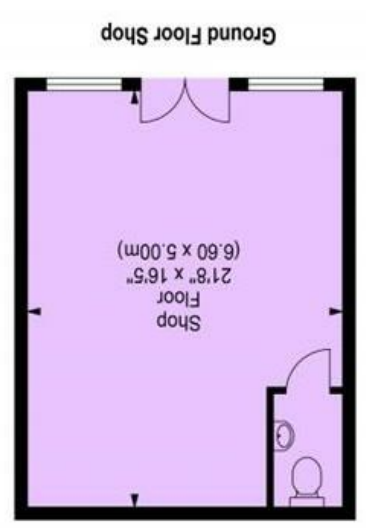
Opportunity to purchase a freehold investment by Crossrail, with flexible possibilities and potential to extend.

FREEHOLD SHOP & TWO STOREY MAISONNETTE ABOVE - INVESTMENT PROPERTY. This 3ft shop is presently separated in to two elongated shops, and 5 room first & second floor with two separate entrances from both back and front, situated within this busy thoroughfare in the centre of Harlesden.

With the potential for increasing/uplift in the rents & scope for extension and/or loft conversion (subject to the usual consents).

TENURE: We understand that the tenure is Freehold and the property is offered subject to contract. The operational condition of the services and appliances connected to the property have not been checked and as such, no warranties are offered thereto.

Craven Park Road, NW10 8SE
 Approx. Gross Internal Area 1532 sq ft - 142.32 sq m



Rel THE BLUE PLAN
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 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation