

Acton Lane, Willesden Junction, NW10 8UX **Asking Price £1,250,000**

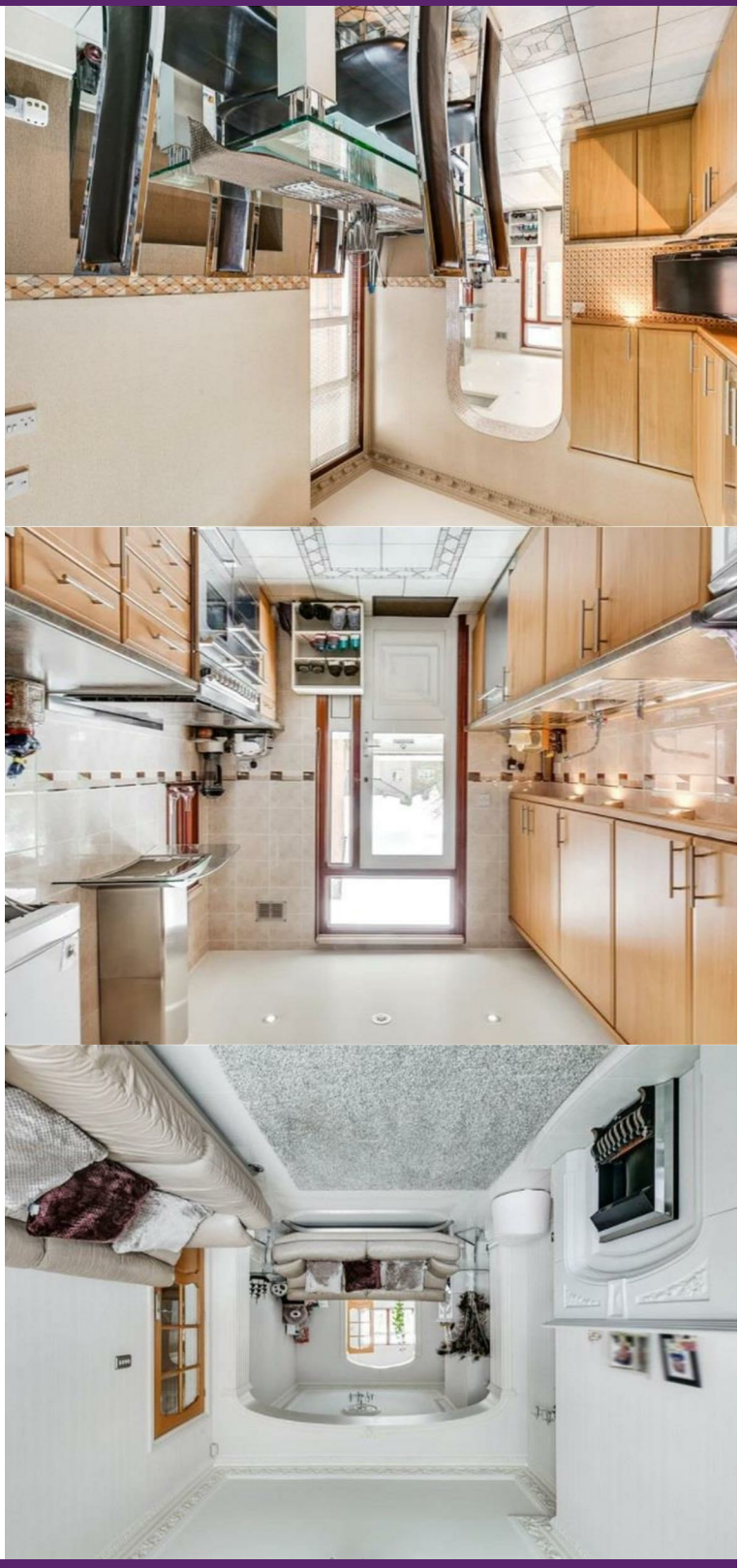
Subject to Contract

- Four bedrooms
- 26 ft. through lounge
- 130 ft. rear garden
- Development potential
- Two bathrooms
- Two additional reception rooms
- Off street parking

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.



Acton Lane, NW10 8UX

Ideal investment or an association, offering a great sense of space and light, over two floors at present, with the possibility of converting the loft, basement, and rear of the building into additional living accommodation, subject to the usual consents. Benefits include ornate features, high ceilings, and side access through to the approximate 120 ft rear gardens, with an annex and off-street parking for up to three cars.

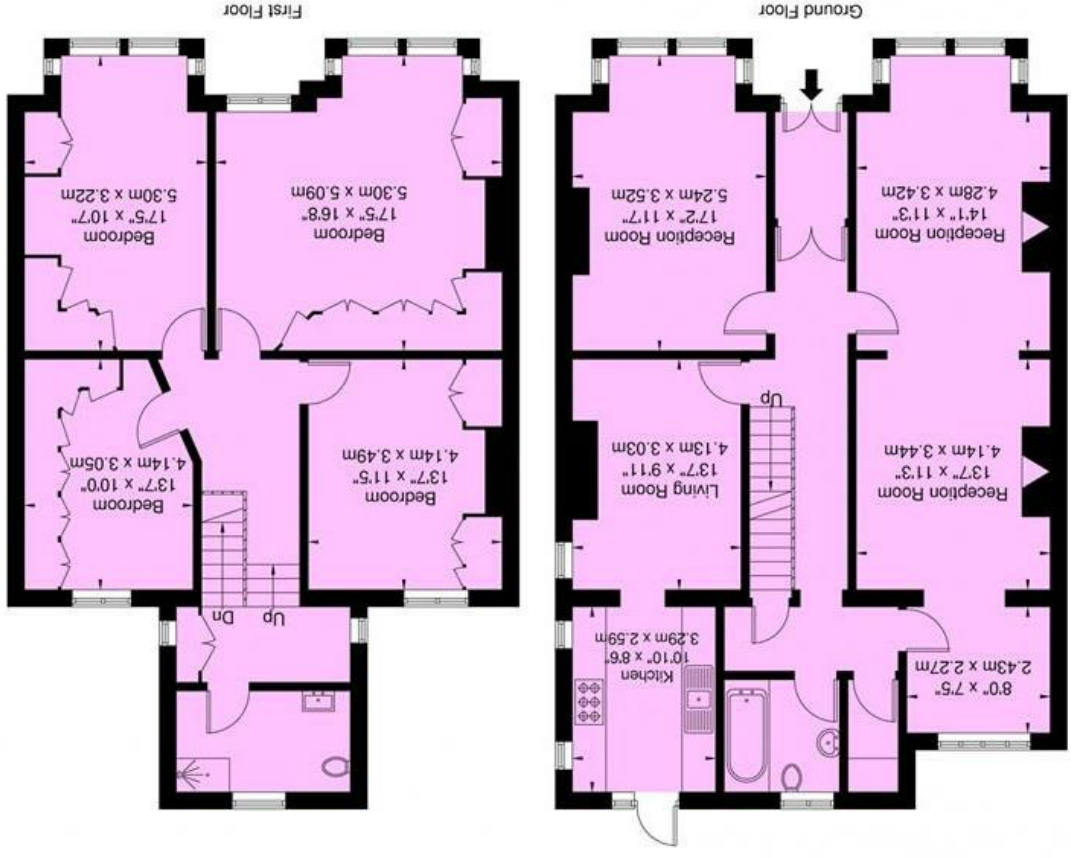
The property offers a generous 2089 sq ft over two floors at present, with plenty of potentials. The ground floor is made up of a large double reception room, study, bathroom, and an eat-in kitchen which leads directly onto the private garden, which also benefits from a studio/home office. The first floor has four large bedrooms and a further bathroom.

Acton Lane is moments away from the high street as well as Willesden Junction & Harlesden Overground station with links into Central London.

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Acton Lane, Harlesden
Approx. Gross Internal Area = 194.8 sq m / 2097 sq ft



Ref
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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