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Crownhill Road, London, NW10 4EA

Asking Price £725,000 Freehold



KEY FEATURES:

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO SEPARATE ENTRANCES
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- WORKSPACE TO THE FRONT
- REAR GARDEN

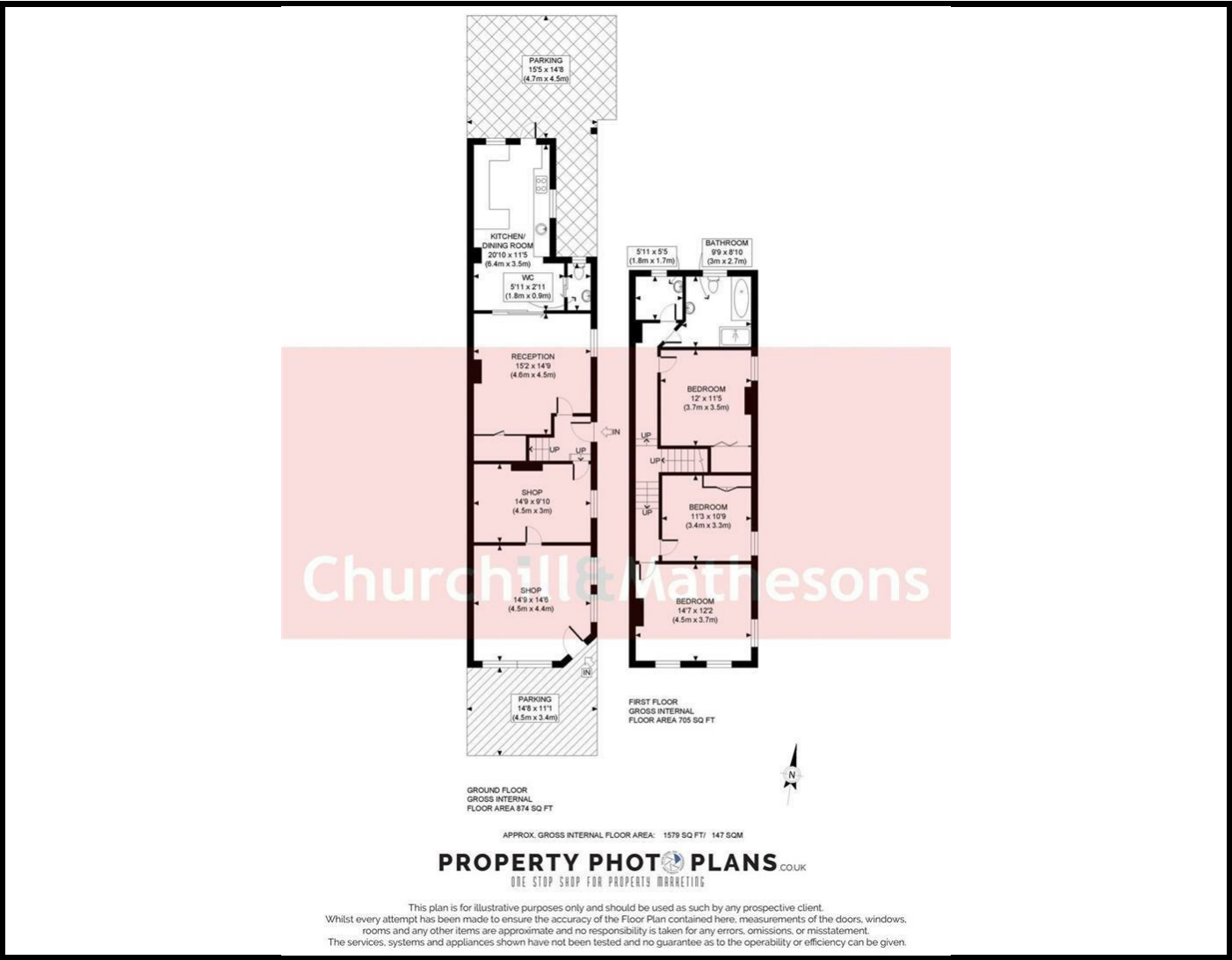
A well presented three bedroom semi detached house with a workspace to the front of the property and OFF STREET PARKING.

On the ground floor there is a large kitchen/diner, separate reception room with feature fireplace, a further front reception room which is currently used as a work space and downstairs WC. On the first floor there are three double bedrooms, bathroom and separate WC.

Further benefits are the property has two separate entrances, rear garden and a large loft which can be converted (STPP).

Crownhill Road is located close to a variety of shops, local cafes and a number of schools and nurseries. Roundwood Park is in close proximity. A range of bus routes are nearby and Willesden Junction Station (Bakerloo Line & London Overground - Zone 2 & 3) offering frequent and easy access into Central London is also a short walk away.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.