



## Old Oak Lane, London NW10

### £600,000 Freehold

Welcome to Old Oak Lane. Built just four years ago, this modern home combines high-quality construction with stylish contemporary design and comes with a six-year structural warranty. Step inside to a spacious hallway leading to a bright front reception, with a downstairs WC for convenience. At the rear, the open-plan kitchen flows effortlessly through bi-fold doors to a private garden – perfect for entertaining. The first floor offers two bedrooms with vaulted ceilings, including a master at the front, a second bedroom at the back, and a shared family bathroom. Upstairs, a versatile third bedroom with storage space could serve as a home office, and planning permission is already in place for a rear dormer extension. Located within a charming conservation area, Old Oak Lane is close to Harlesden and Kensal Rise amenities, with Willesden Junction station nearby and Wormwood Scrubs park just a short walk away. The area is also set to benefit from HS2 developments, bringing improved connectivity and potential growth. A stylish, move-in-ready home in a well-connected and evolving neighbourhood.

- Modern house
- Three bedrooms
- Freehold
- Can be chain free
- Private garden
- Fantastic condition
- Amazing layout
- Downstairs WC
- Close to HS2
- Close to transport

## First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



## Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



## Second Floor

Approx. 13.3 sq. metres (143.1 sq. feet)



Total area: approx. 67.2 sq. metres (722.8 sq. feet)

**Old Oak Lane**

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.