



Craven Park, Harlesden, NW10 9AZ

£299,999+

| 1 Bed

| 1 Bath

| 1 Reception

MAPESBURY

£299,999+

Leasehold

- Modern Apartment
- Underfloor Heating
- Double-Glazed Windows
- South Facing Balcony
- Affordable Home
- EPC Rating B 81
- 1 Bed | 1 Bath
- Lift Service
- Storage Space
- Close to A406
- Calling First Time Buyers
- Council Tax: Band-B

A beautifully presented South-facing One-Bedroom apartment in a modern purpose-built development on Craven Park, Harlesden NW10. This turn-key, ready-to-move-into home is ideal for first-time buyers, offering bright interiors, a generous layout and wooden flooring throughout. Set within a well-maintained block, it is staged to sell and in excellent decorative order.

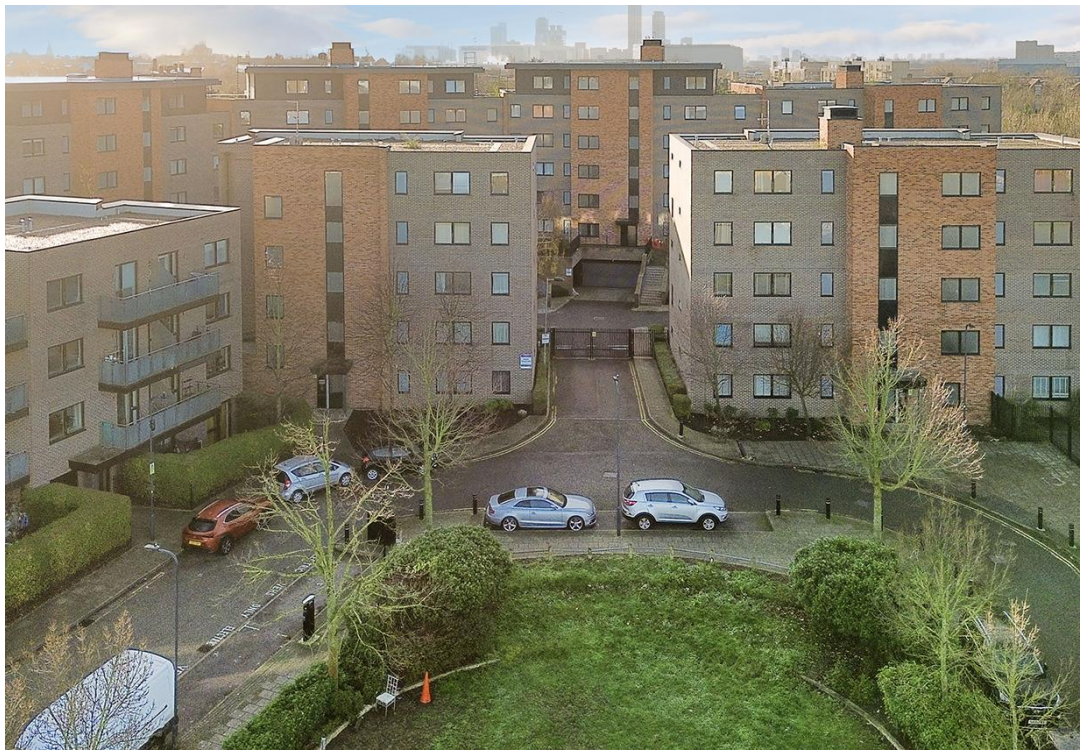
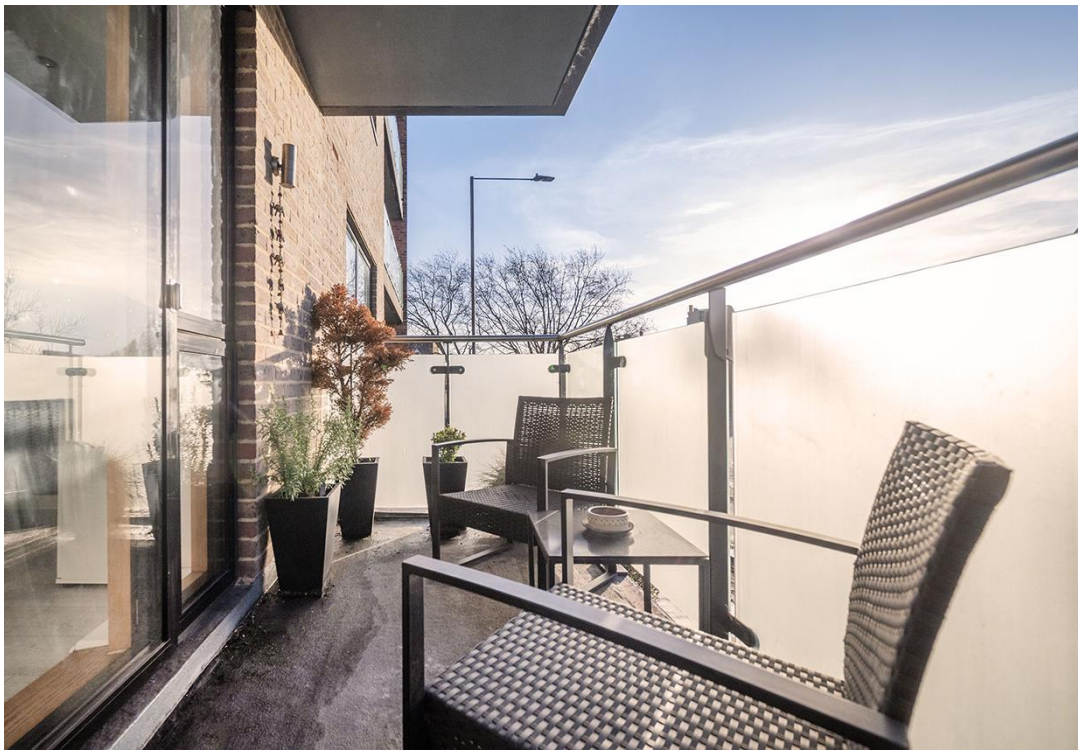
Situated on the first floor, it includes a spacious reception with open-plan integrated kitchen and dining space, a large bedroom with built-in storage and direct access to a private balcony, plus a fully tiled bathroom. Additional hallway storage adds practicality. The development offers lift access, CCTV, secure residents' parking* (application via local authority) and a children's play area behind the building.

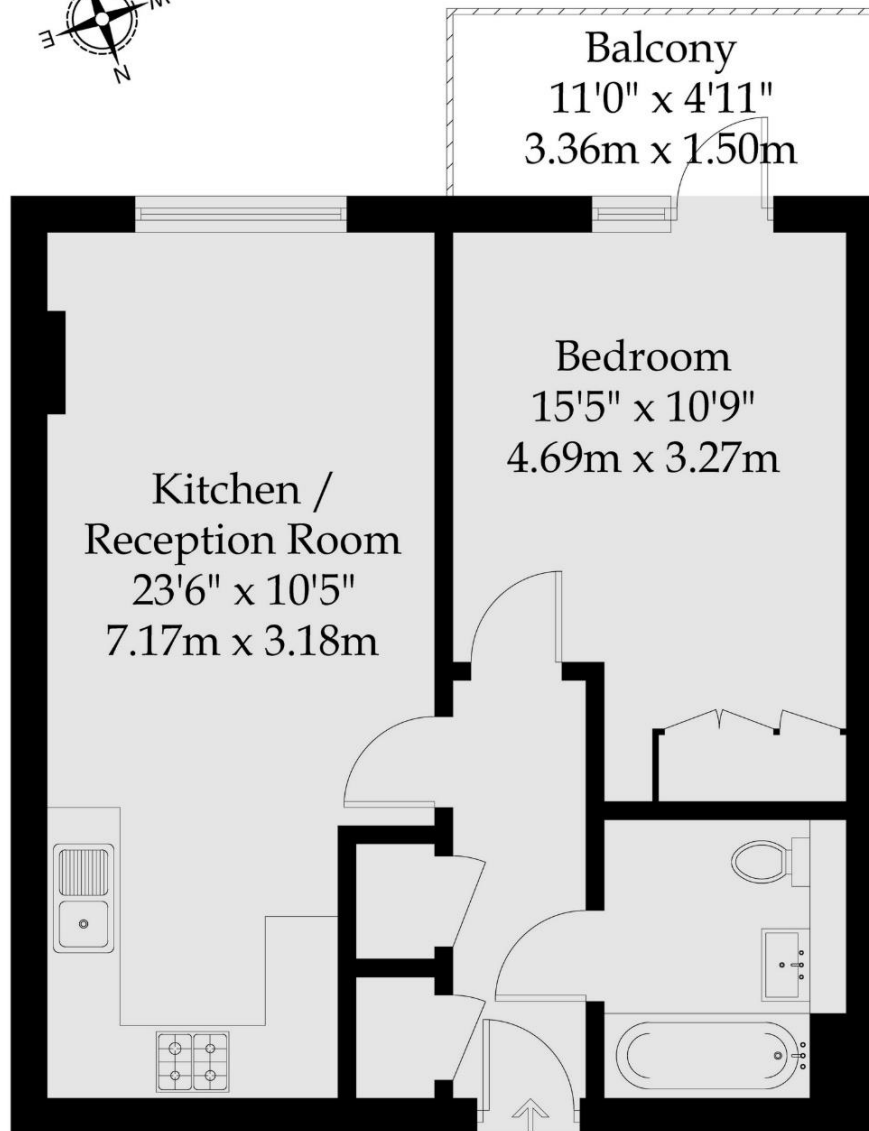
The apartment is moments from Harlesden High Street, Craven Park Road and Church Road, with shops, cafés, supermarkets and everyday amenities nearby, as well as green spaces such as Roundwood Park and Tiverton Green. Transport links are excellent, with Harlesden Station (Bakerloo & Overground), Willesden Junction and several bus routes close by. This well-connected NW10 home represents an excellent opportunity for buyers seeking a high-quality, low-maintenance first property in a thriving North West London location.

Service Charge: £210.32 per month | Ground Rent: £150 per annum

Parking Available via local authority (Brent Council)







First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
47.2 sq m / 508 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
5 sq m / 53 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MAPESBURY

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