



**Printwork Apartments Press Road, Neasden, NW10 0BR**

Must be seen £325,000 | 1 Bed | 1 Bath | 1 Reception

**MAPESBURY**

£325,000

Leasehold

- 1 Bed | 1 Bath
- Modern Integrated Kitchen
- Private Terrace
- Next to Welsh Harp
- Available Now
- EPC Rating C
- New Home (1st Floor)
- Communal Roof Garden
- Designated Parking
- Bus Links/Jubilee Line
- First Time Buyers
- Council Tax: Band-C

Situated within one of Neasden's sought-after developments, *Printworks Apartments*, ideally positioned next to the Welsh Harp on Press Road, this beautifully presented one-bedroom apartment offers contemporary living in North West London. The property features a bright, spacious open-plan reception area, ideal for relaxing and entertaining.

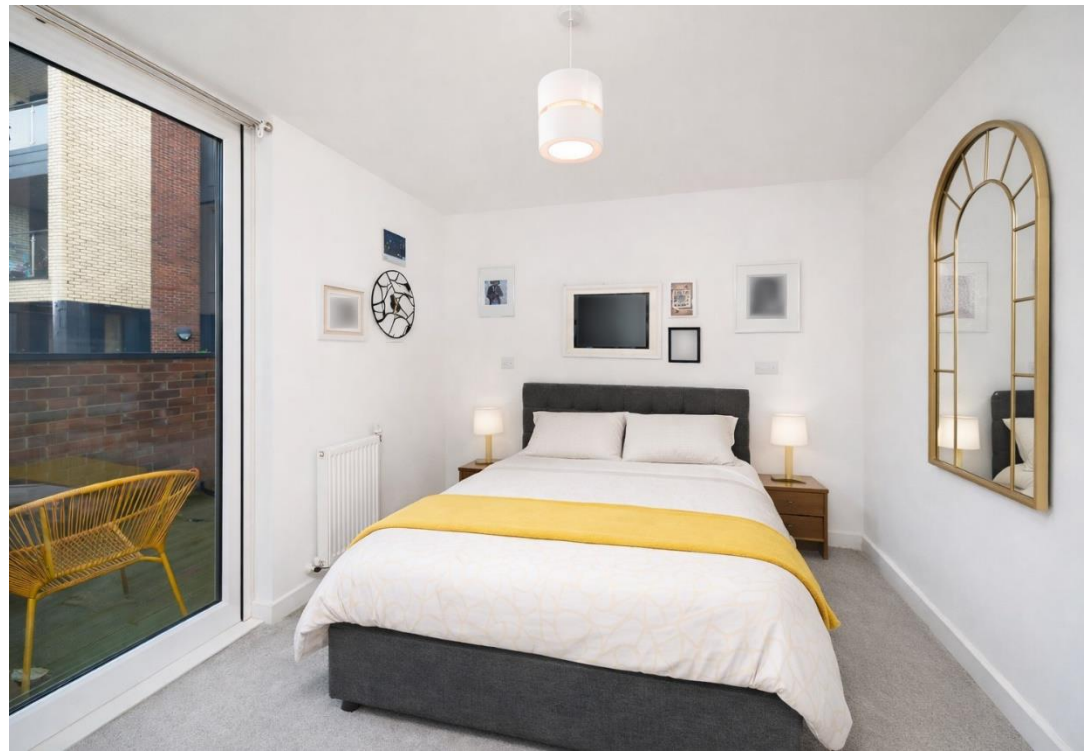
A key feature is the abundance of natural light throughout, enhancing the sense of space and creating a warm atmosphere. The apartment further benefits from a private balcony or terrace, perfect for enjoying fresh air, moments from scenic waterside walks and green open spaces. Presented in excellent condition, the property is ready for immediate occupation—ideal for first-time buyers, professionals, or buy-to-let investors seeking a low-maintenance home.

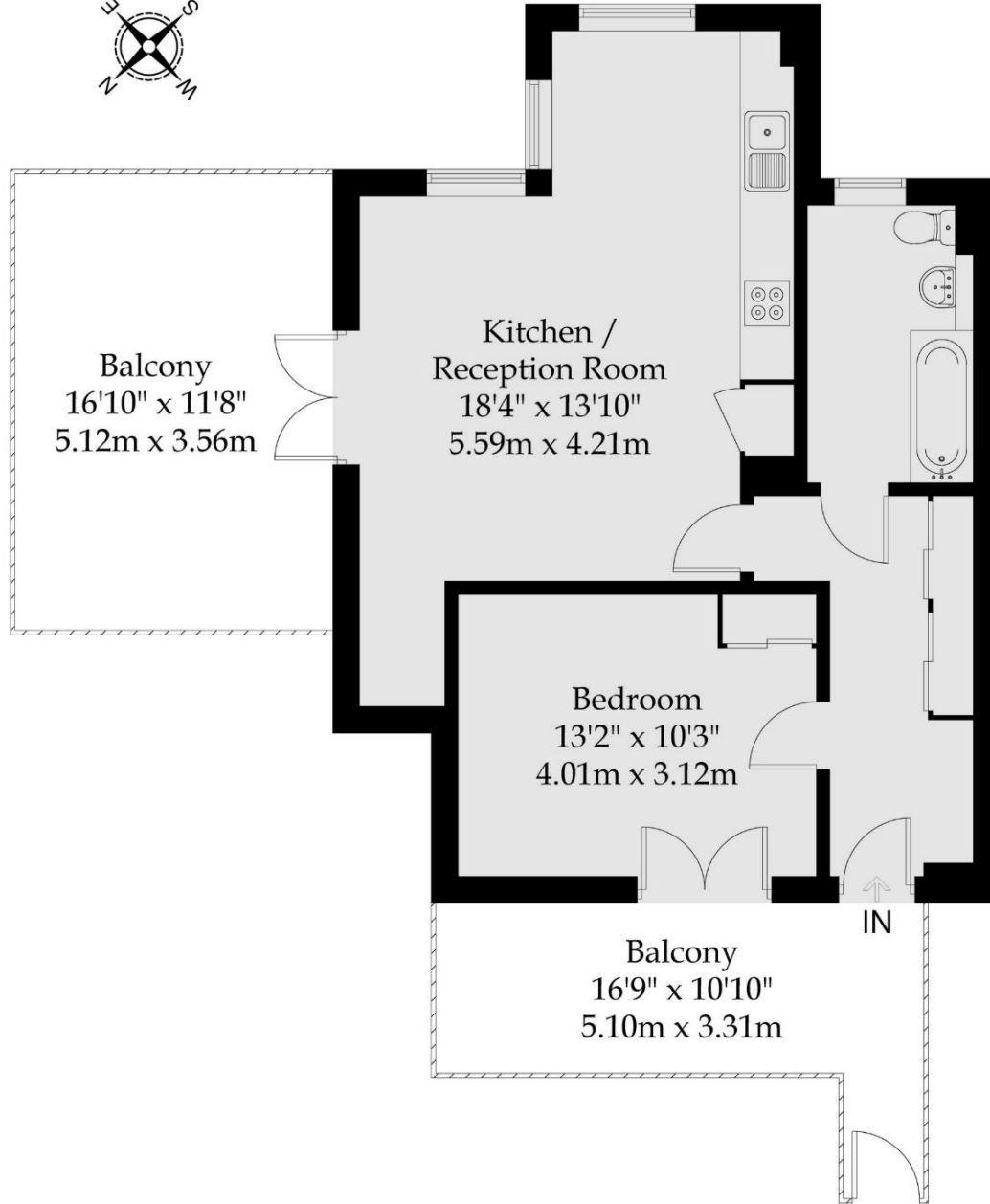
The development is well maintained and offers excellent transport links into Central London, along with parking availability for added convenience. Ideally located close to local amenities, shops, and leisure facilities, while enjoying immediate access to the Welsh Harp reservoir and parkland, this apartment combines modern living with a tranquil setting.

Tube: Neasden (Jubilee Line) Bus: 112, 182, 245, 297, 302, N98

*Please note: Some CGI images are for illustrative purposes only.*







First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
54.7 sq m / 588 sq ft

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

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
35 sq m / 376 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MAPESBURY

Mapesbury House  
84 Walm Lane  
Willesden  
London  
NW2 4QY

020 8451 8999  
contact@mapesbury.co.uk

mapesburyproperty.co.uk