Arfan Riaz
PERSONAL ESTATE AGENT

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New Crescent Yard, Acton Lane, Harlesden, NW10

2 1

£499,950

A rare opportunity to acquire this exceptional two-bedroom loft-style apartment, set within the sought-after New Crescent Yard, a gated warehouse conversion moments from Willesden Junction. Offering an impressive 1,037 sq ft of internal accommodation, the property combines striking industrial character with contemporary living.

Situated on the second floor with lift access, the apartment is centred around a magnificent 24ft open-plan reception room and integrated kitchen, flooded with natural light from expansive warehouse-style windows. High ceilings, exposed industrial detailing and generous proportions create a unique sense of volume rarely found in modern developments.

The accommodation further comprises two well-proportioned double bedrooms and a spacious bathroom featuring a freestanding antique bathtub and separate walk-in shower. Residents also benefit from off-street parking, secure bike storage and the privacy of a gated creative community.

New Crescent Yard is ideally positioned for commuters, with Willesden Junction Station (Bakerloo Line and London Overground) just a short walk away, providing excellent access into Central London and beyond. The independent shops, cafés and amenities of Harlesden and Kensal Green are also within easy reach.

Tenure
Share of Freehold

Floor Area
1037 sq. ft.

Service Charge
£3,615 pa

Ground Rent
£100 pa

Local authority
Brent

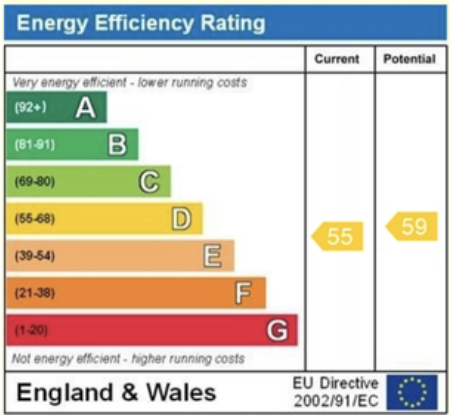
Council Tax Band
D

Chain
No

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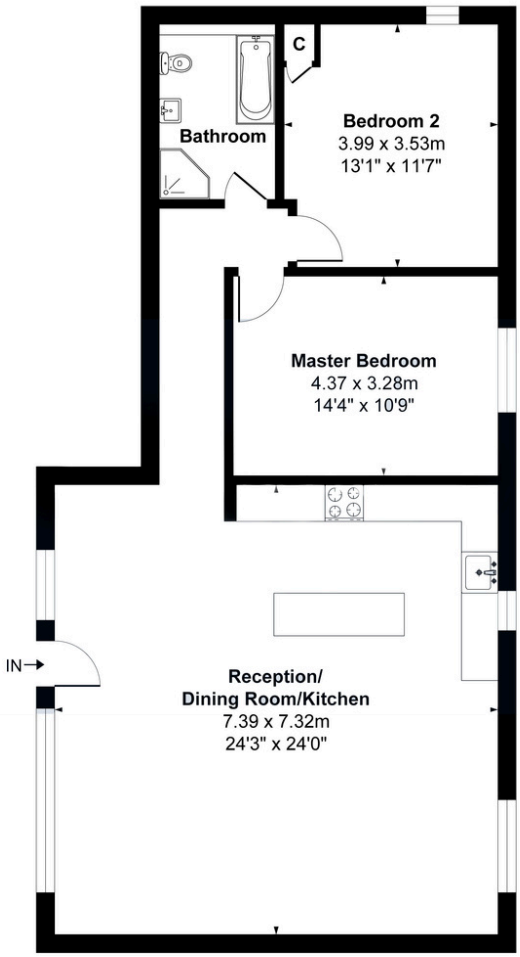
- Two double bedrooms apartment
- Huge 24 ft open-plan living area
- 1,037 sq ft loft-style apartment
- Luxurious bathroom with antique tub
- High ceilings & large windows
- Allocated parking space
- Secure gated development with CCTV
- Moments from Willesden Junction station



New Crescent Yard, London, NW10

APPROXIMATE GROSS INTERNAL AREA: 96.4 M² ... 1037 FT²





SECOND FLOOR

All attempts have been made to ensure the accuracy of this floor plan.
All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale.
The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation

Disclaimer: These property details are a general guide only and do not form part of any offer or contract. While we believe they are accurate, buyers should not rely on them as official statements of fact. You must verify all information through your own inspection or legal advisor.