



2 Bedroom
Chatsworth Road, NW2

 **Portland**
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£575,000
Leasehold – Share of Freehold

Spanning over 700sqft is a wonderful two bedroom property located on the top floor of a Victorian building just moments from Kilburn Station.

Chatsworth Road is a charming tree-lined residential street filled with beautiful architecture. Purchasers can expect to find an exceptional 31ft open plan kitchen-living-dining area which floods an abundance of natural light. There is a kitchen island and a Juliette balcony with gorgeous green views. To the front of the building are two large double rooms, and also two bathrooms. There is the added benefit of communal gardens and this property is being sold with a share of the freehold.

This property is positioned a short walk from Kilburn Station (Jubilee) as well as the huge amount of shops and eateries available on the High Road. The ever-trendy Salusbury Road is a 0.6m walk and the wonderful green spaces of Queens Park & The Mapesbury Dell are also within walking distance. Creditors are selling this property and some information relating to the flat may not be known.

- Two Bedroom Flat With Communal Gardens
- Spanning Over 700sqft
- Two Double Bedrooms
- Two Bathrooms
- Massive Open Plan Living
- Top Floor Of A Victorian Building
- Juliet Balcony
- Moments From Kilburn Station
- Share Of Freehold
- Vacant Possession

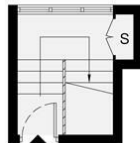
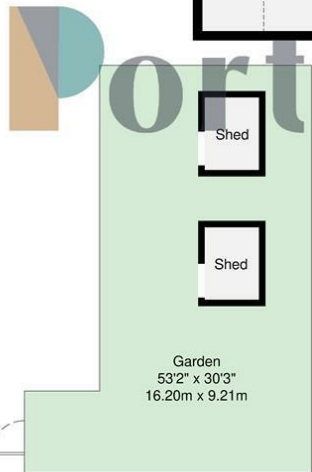
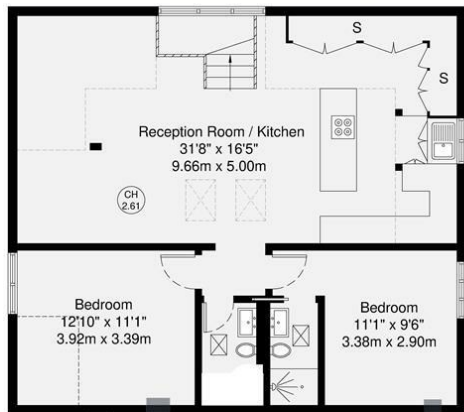




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GROSS INTERNAL AREA
69.1 sq m / 743 sq ft



Ground Floor

First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.1 sq m / 743 sq ft

TOTAL STORAGE SPACE
Storage and available total area
3.4 sq m / 36 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
19.4 sq m / 208 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

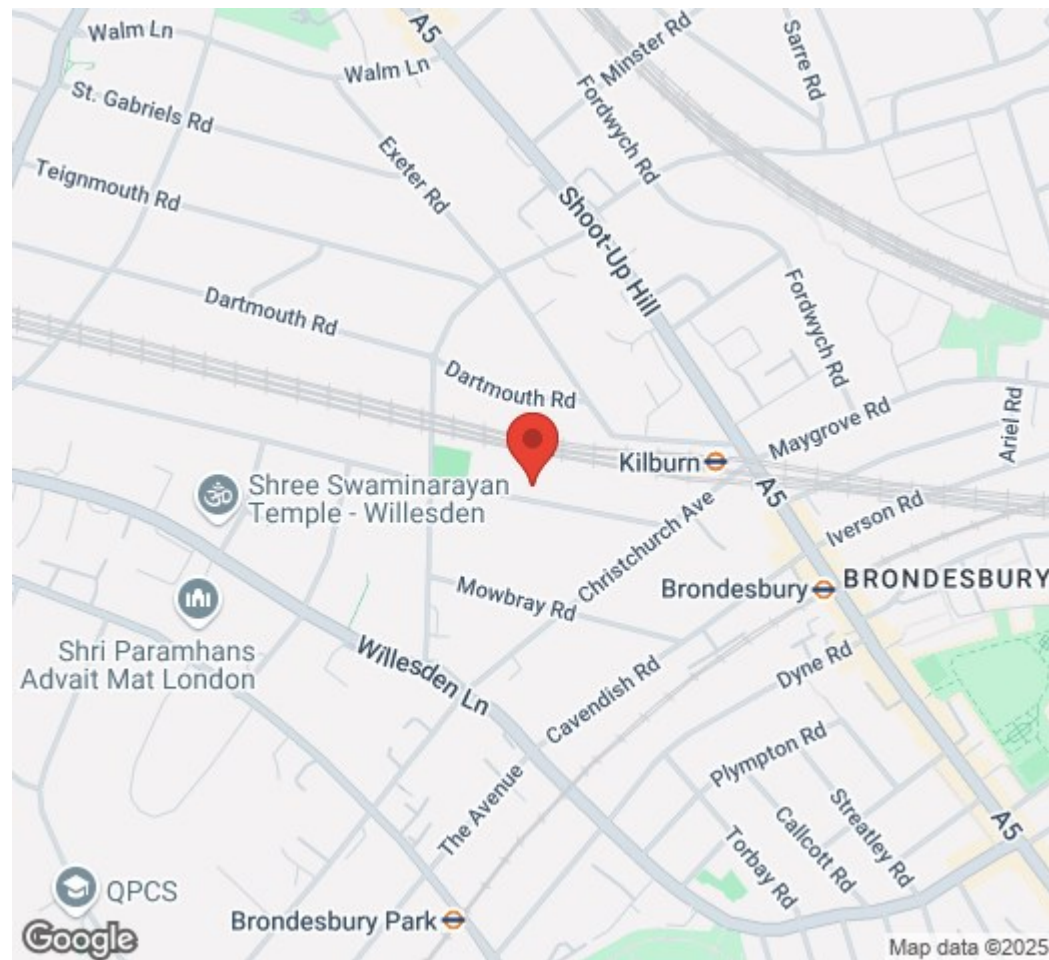


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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.