



2 Bedroom
Chatsworth Road, NW2

 **Portland**
Trusted, every step of the way

£499,950
Leasehold

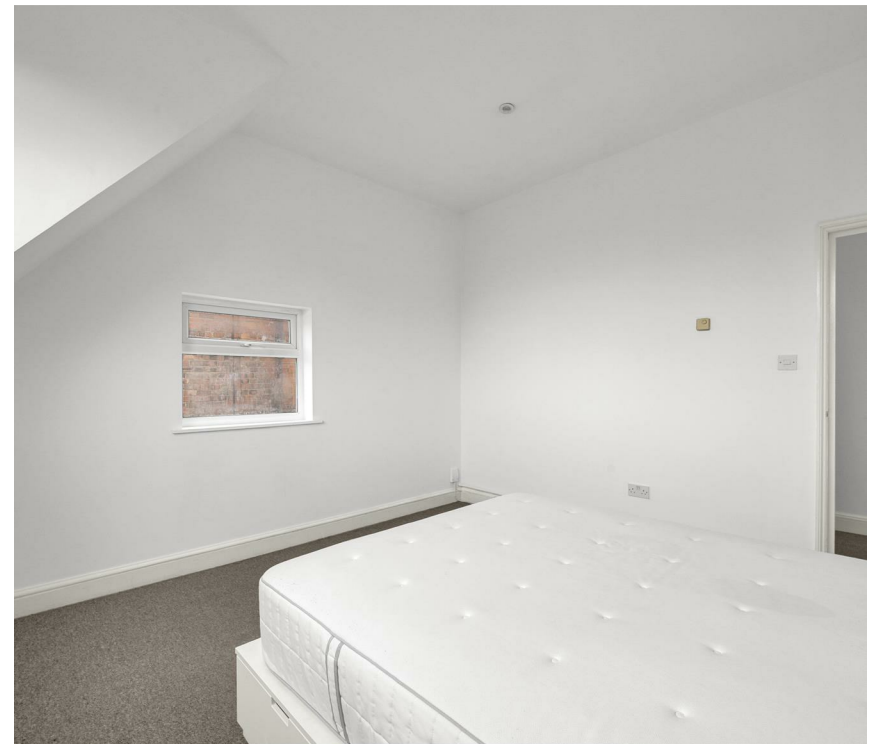
Spanning over 800sqft is a wonderful two bedroom property located on the top floor of a 1930's home in Willesden Green.

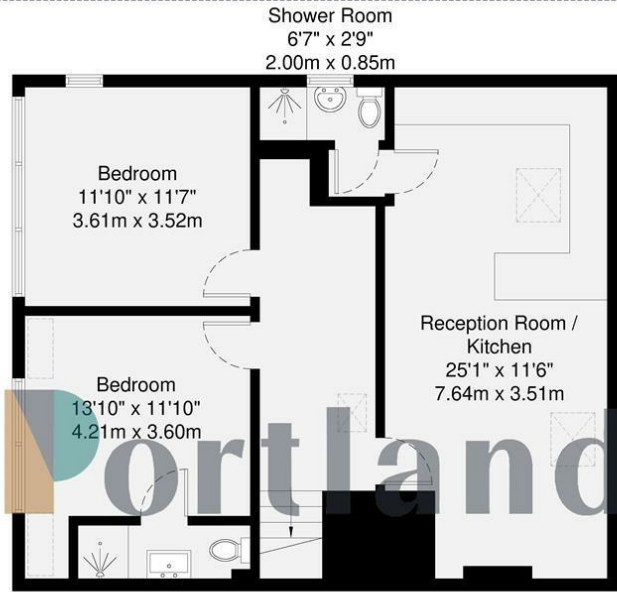
Chatsworth Road is a charming tree-lined residential street filled with beautiful architecture. Purchasers can expect to find an open plan kitchen-living-dining area which floods an abundance of natural light. There are two large double rooms, and also two bathrooms.

This property is positioned a short walk from Willesden Green Station (Jubilee) as well as the huge amount of shops and eateries available on the Walm Lane. The wonderful green spaces of Queens Park & The Mapesbury Dell are also within walking distance.

- Two double bedrooms
- Top floor flat
- Long lease of over 900 years
- Popular residential road
- Close to Willesden Green Station
- Chain free
- Vacant possession
- Perfect for first time buyers
- Residents permit parking
- Flooded with natural light







First Floor

Ground Floor



GROSS INTERNAL AREA (GIA)
The largest of the property
75.7 sq m / 814 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.0 sq m / 0.0 sq ft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.8 sq m / 8 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.

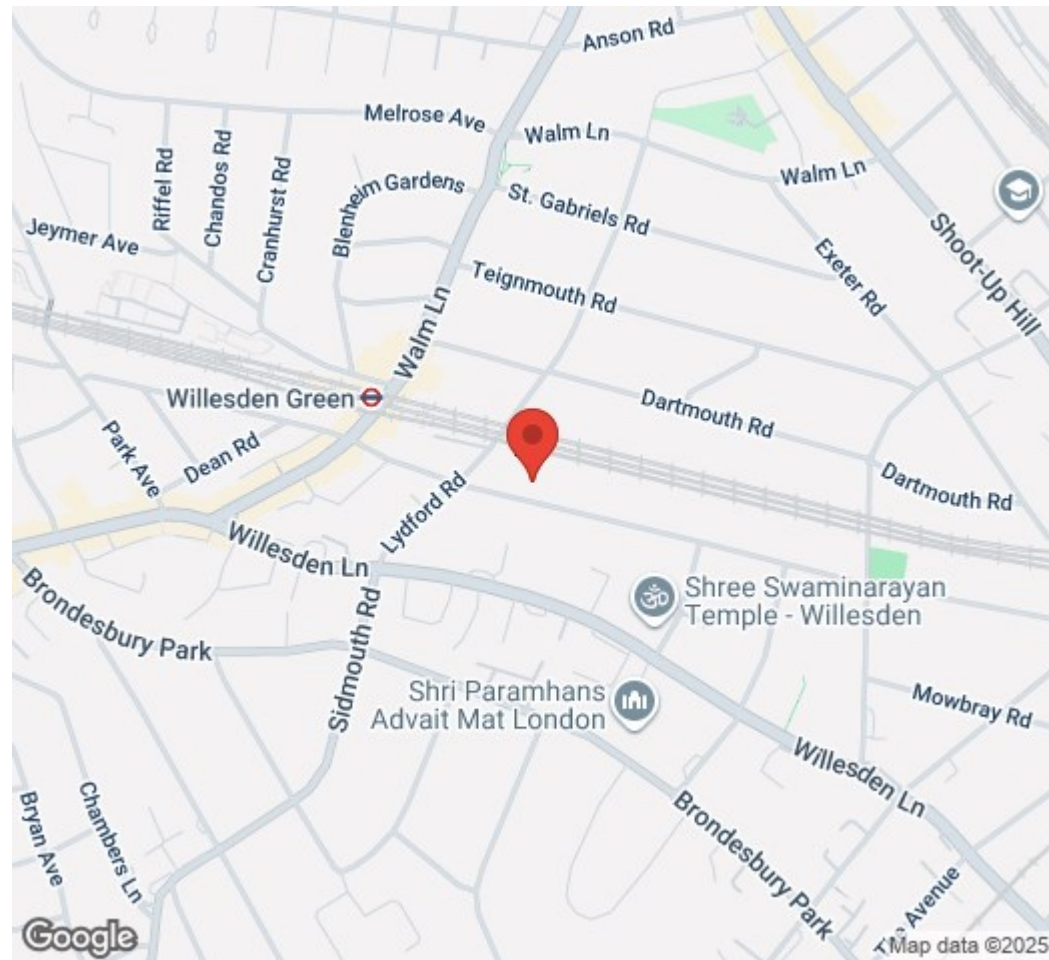


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Energy Efficiency Rating

	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	76

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	