



1 Bedroom
Chapter Road, NW2

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

£1,400 PCM

**** REDECORATION IMMINENT ****

Set on the GROUND FLOOR, MID-TERRACE, this ONE DOUBLE BEDROOM FLAT is offered to rent.

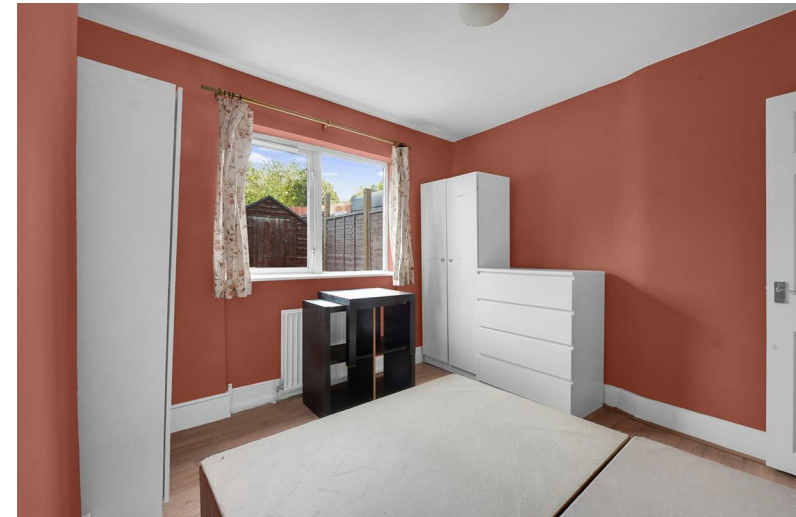
This super flat comprises a tiled reception with open-plan kitchen, sizeable double bedroom and a modern tiled Shower Room. To the rear of the property we find a PRIVATE REAR GARDEN enjoying sole-use.

Located just 0.2 miles to the ever popular DOLLIS HILL STATION (JUBILEE LINE Zone 3) and equally close to the wide variety of shops, cafes, eateries and supermarkets of WILLESDEN GREEN HIGH RD.

This lovely can be provided FURNISHED or UNFURNISHED and is AVAILABLE from EARLY OCTOBER 2025.

Please Note: The rear garden is currently being cleared and photos will be published shortly (if the property is still available).

- **** LARGE PRIVATE REAR GARDEN ****
- Close to Transport
- Close to Shops
- Will Be Redecorated Before Your Move
- Open-Plan Kitchen
- EPC Band D







GROSS INTERNAL AREA (GIA)
The footprint of the property
43.5 sq m / 468 sq ft

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

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
78.2 sq m / 841 sq ft

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

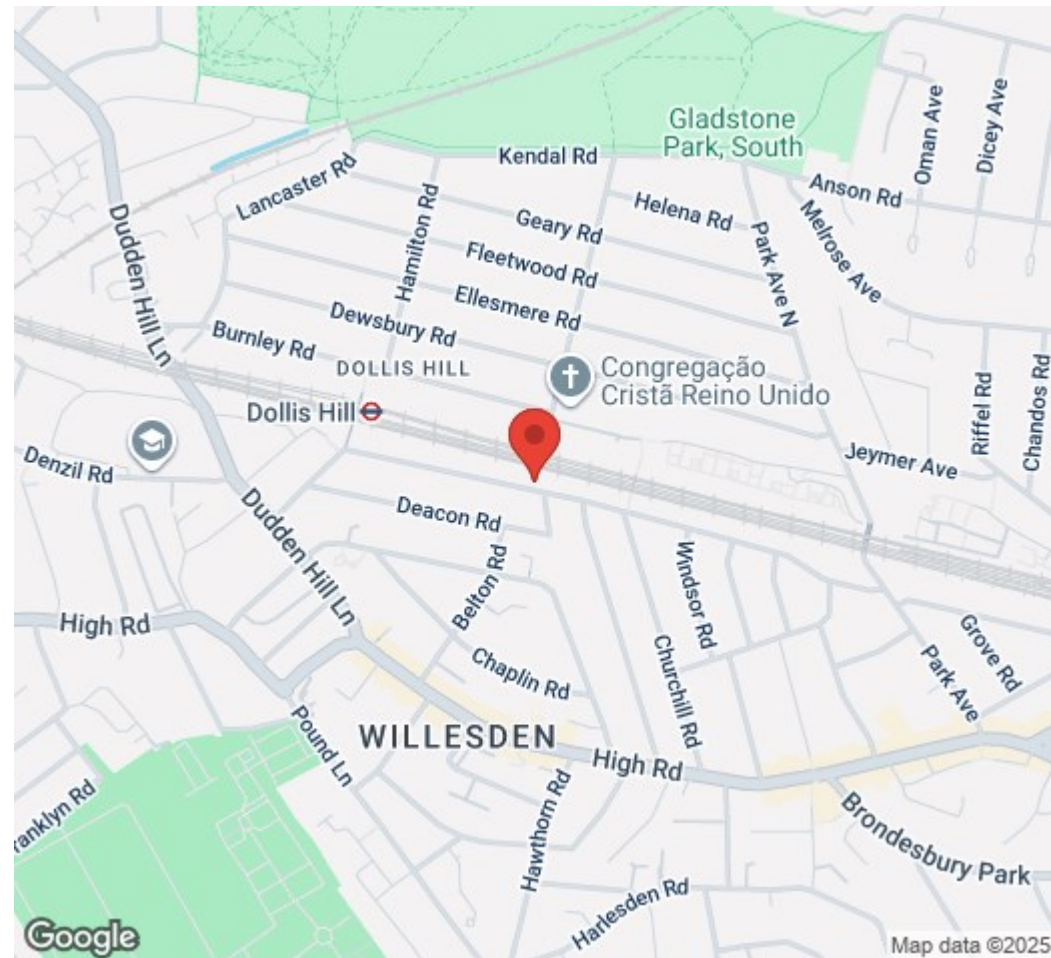
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Trusted, every step of the way

90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk



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	78

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	