



# Villiers Road

Willesden Green, NW2

£4,116.66 per month  
(£950.00 per week)

\*VIDEO TOUR AVAILABLE\*. A spacious 4 double bedroom loft style 1st floor apartment set within a private gated warehouse style development boasting a large roof terrace with views across London, wood floors and high ceilings. The property is situated close to Willesden Green and Dollis Hill. Accommodation comprises reception room, open plan fully fitted kitchen, double bedroom with en-suite bathroom, further 2 further double bedrooms family bathroom 2nd floor: roof terrace.



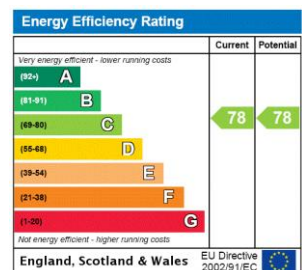
# Villiers Road

## Willesden Green, NW2

- Spacious Loft Style 1st Floor Apartment Set Within a Private Gated Development
- 4 Bedrooms, 2 Bathrooms, Reception, Open Plan Fully Fitted Kitchen, Ample Bicycle Storage
- Roof Terrace, Views Across London, High Ceilings, Wood Floors, Unlimited Bike Storage
- Situated Within Close to Willesden Green and Dollis Hill



**Minimum Term:** months  
**Deposit Required:** £4,749.99  
**Local Authority:** Brent London Borough Council  
**Council Tax Band:** D  
**EPC Rating:** C  
**Furnished, Unfurnished**



### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
 hampstead@chestertons.co.uk  
 02077941125  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

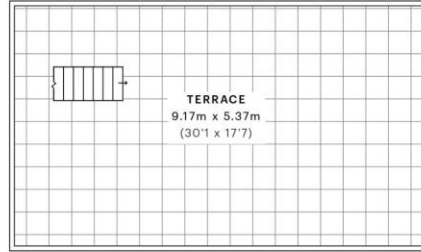


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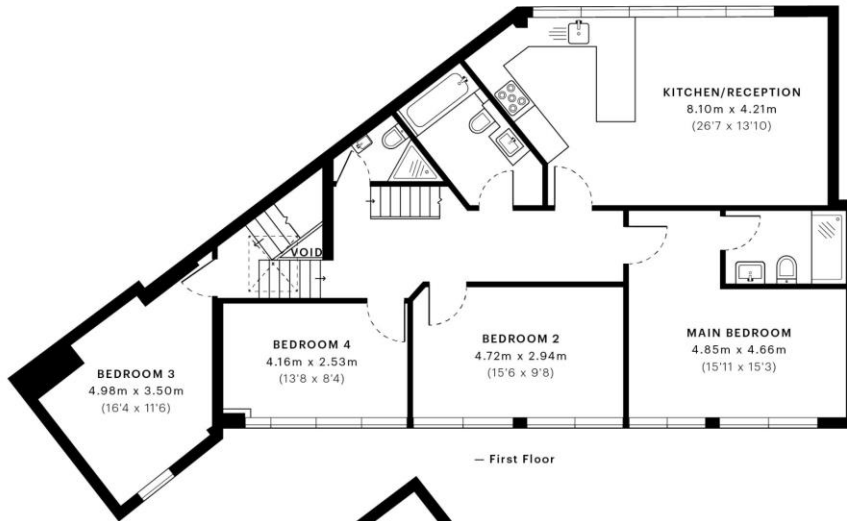
CAPTURE DATE 05/05/2022 LASER SCAN POINTS 117,410,039

GROSS INTERNAL AREA

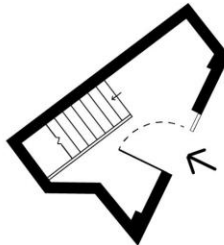
128.61 sqm / 1384.35 sqft



— Second Floor



— First Floor



— Ground Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
128.61 sqm / 1384.35 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
120.92 sqm / 1301.57 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
47.08 sqm / 506.76 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 179.69 sqm / 1934.17 sqft  
IPMS 3C RESIDENTIAL 173.63 sqm / 1868.94 sqft

SPFC ID 6270eb3a92e6eb0e3e17d0c3

