



HUNTERS[®]
HERE TO GET *you* THERE

Chatsworth Court, Flat 13 241 Willesden Lane, London, NW2
5RZ

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£2,200 Per Calendar Month

AVAILABLE TO MOVE IN NOW

Welcome to this fully furnished 2-bedroom flat located in the vibrant area of Willesden Green. Perfect for flatmates or two working professionals looking to flat share, this flat offers comfort, convenience, and a fantastic location.

Key Features:

Two Spacious Bedrooms: Ideal for shared living, providing ample space and privacy.

Bathroom: Modern and well-maintained.

Living Room with Open Plan Kitchen: A bright, open space perfect for relaxing and entertaining.

Fully Furnished: Move-in ready with stylish furnishings throughout.

Gated Community: Enjoy the peace of mind that comes with living in a secure, gated environment.

Allocated Parking Spot: Convenient parking included.

Prime Location: Close to the iconic Shree Swaminarayan Temple and within easy reach of Willesden Green, Kilburn, and Brondesbury Park station. The flat is also close to local shops, supermarkets, cafes, restaurants and just a short walk from Gladstone Park.

This property is a perfect blend of modern living and excellent location, making it an ideal choice for your next home.

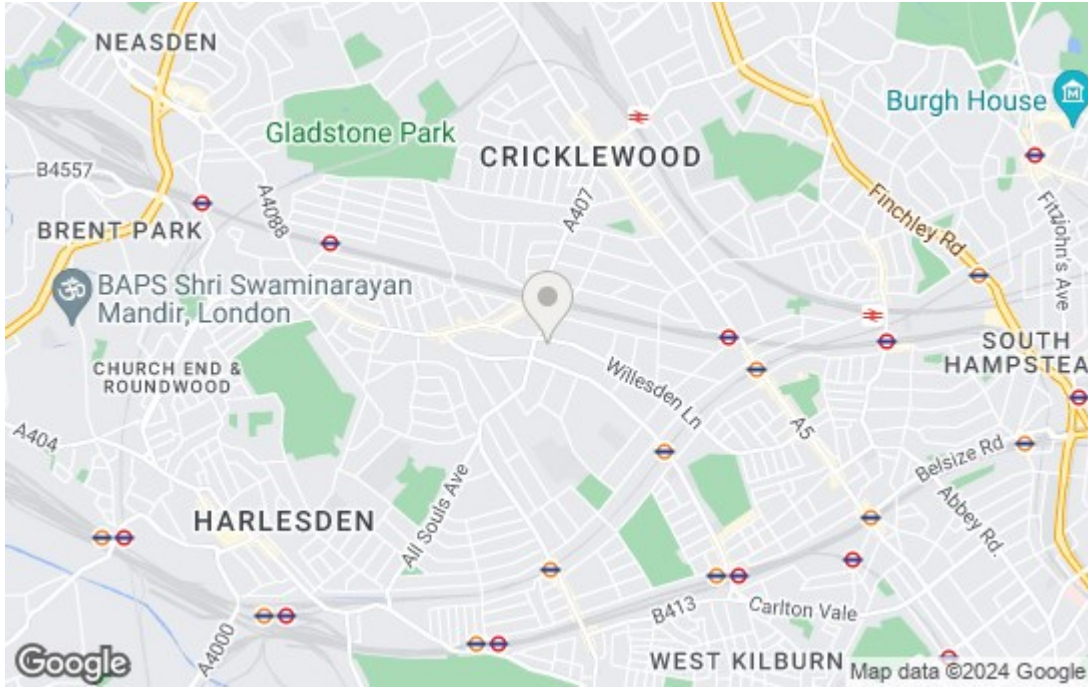
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Area Map



Floorplan

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Chatsworth Court, NW2

CAPTURE DATE: 04/10/2020 LAGER SCAN POINTS: 1,424,400

GROSS INTERNAL AREA

68.66 sqm / 739.05 sqft



Energy Efficiency Rating (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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 (CO ₂) 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		

GROSS INTERNAL AREA (GIA)
The floor area of the property
68.66 sqm / 739.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes double doors, half-width base height
65.77 sqm / 707.94 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, porches etc.
0.00 sqm / 0.00 sqft

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 on the scan.

PIWS RESIDENTIAL: 68.92 sqm / 741.83 sqft
PIWS AC RESIDENTIAL: 66.54 sqm / 716.73 sqft

APN: 31044910207250003000000