



HUNTERS[®]
HERE TO GET *you* THERE

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

HUNTERS

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

£2,350 Per Calendar Month

Hunters are delighted to present this well-maintained and fully furnished two-bedroom flat, ideally located in the sought-after area of Willesden Green.

Perfect for two working professionals, flatmates looking to share and/or families, this bright and spacious property offers comfortable modern living within a secure gated development.

The accommodation comprises two generously sized bedrooms, with the principal bedroom benefiting from a private en-suite shower room, in addition to a modern family bathroom. The property also features a spacious open-plan living room and kitchen area, creating an ideal space for both relaxing and entertaining. The flat comes fully furnished throughout, allowing tenants to move straight in with ease.

Further benefits include an allocated parking space and a newly installed electric boiler fitted this year, providing improved energy efficiency and peace of mind.

Ideally situated close to the iconic Shree Swaminarayan Temple, the property offers excellent transport links with easy access to Willesden Green, Kilburn and Brondesbury Park stations. Residents will also benefit from a wide range of nearby amenities including local shops, supermarkets, cafés, restaurants and the open green spaces of Gladstone Park, all within walking distance.

Combining convenience, security and a fantastic location, this property presents an excellent opportunity for tenants seeking a quality home in North West London.

Early viewing is highly recommended.

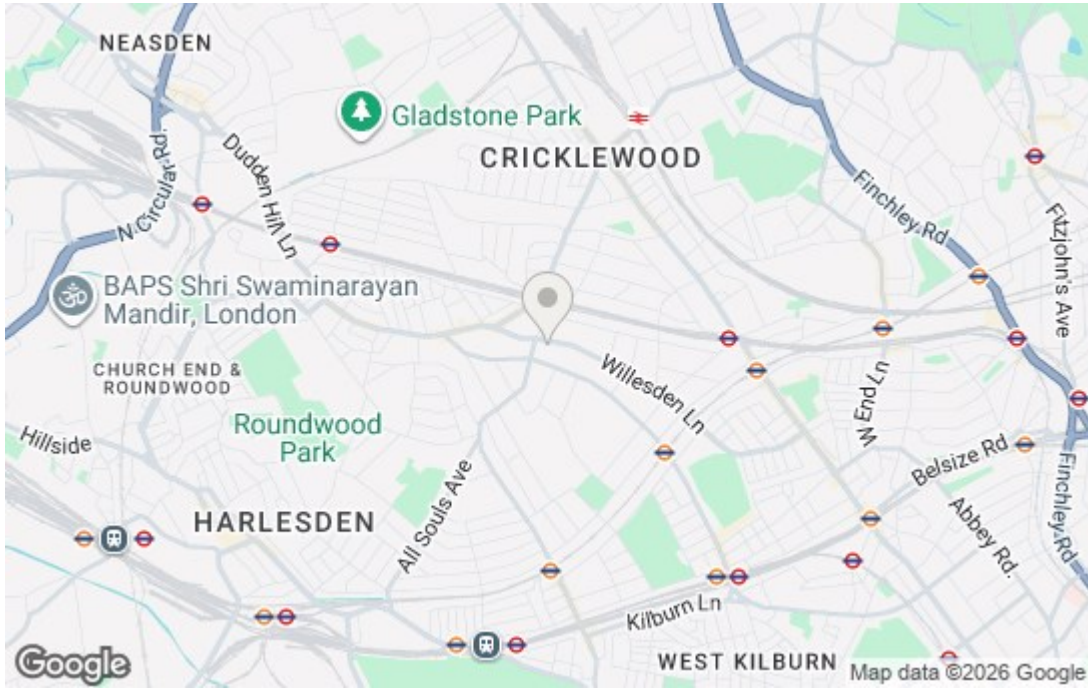
Hunters Camden Lettings 86 Camden Road, Camden, NW1 9EA | 020 7916 0313
camden.lettings@hunters.com | www.hunters.com







Area Map



Floorplan

HUNTERS

Chatsworth Court, NW2

CAPTURE DATE: 04/10/2020 LASSER 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	82
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, finished floor height
65.77 sqm / 707.94 sqft

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

RESTRICTED HEAD HEIGHT
Limited low 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 in the scan.

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

APN: 310449102072500463000002