

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



228 WILLES  
YATES C

# Yates Court, Willesden Lane, NW2

## Offers In Excess Of £375,000



**\*\*Priced to sell\*\***

This newly decorated two bedroom duplex apartment set in the heart of Willesden Green, boasting good proportioned rooms throughout and a location ideal for all local amenities and transport links.

Features include two double bedrooms set over two floors spanning over 800sqft, large lounge (currently converted to the third bedroom), private balcony, ample storage throughout, kitchen diner and a very set back position from the main road.

The property also benefits from a communal garden, off-street parking available, and being sold chain-free with a long lease attached.

Located in desirable Willesden Green, Yates Court is within walking distance of Brondesbury Park and Willesden Green stations, making commuting a breeze. The neighbourhood offers a blend of urban convenience and residential charm, with nearby parks, cafés, and shops providing a welcoming community atmosphere. Perfect for those seeking a blend of comfort and accessibility, this property is a fantastic opportunity.

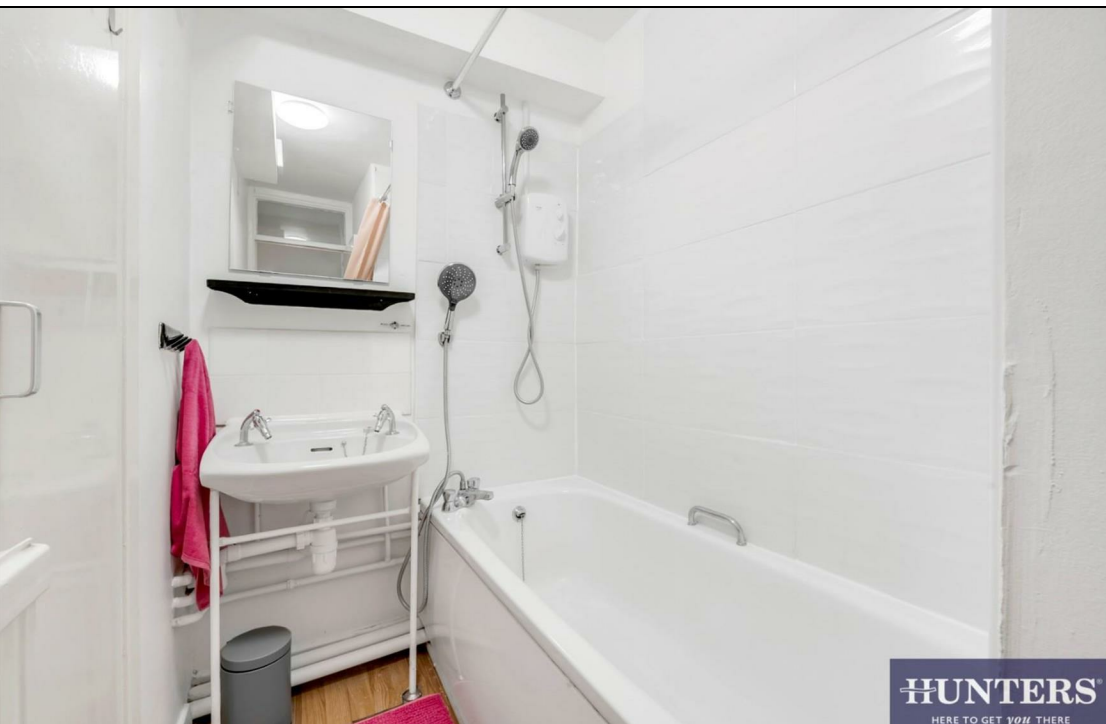
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



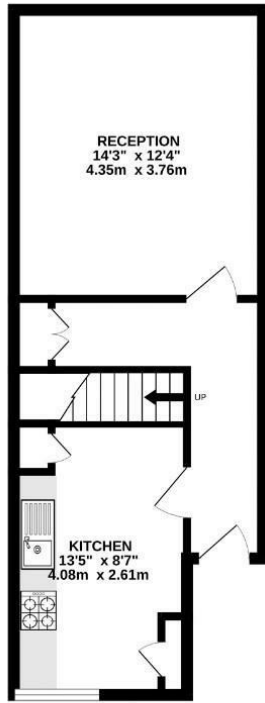
## KEY FEATURES

- Two Bedroom Modernised Duplex Apartment
- Over 800 sq.ft of internal living space
  - Private Balcony
  - Second Floor
  - Communal gardens
  - Off-street parking available
- Desirable neighbourhood of Willesden Green

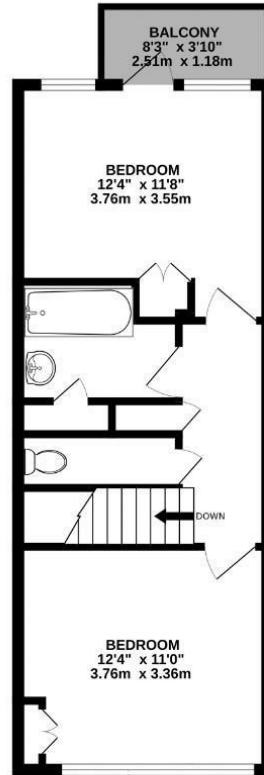




SECOND FLOOR  
415 sq. ft. (38.6 sq. m.) approx.

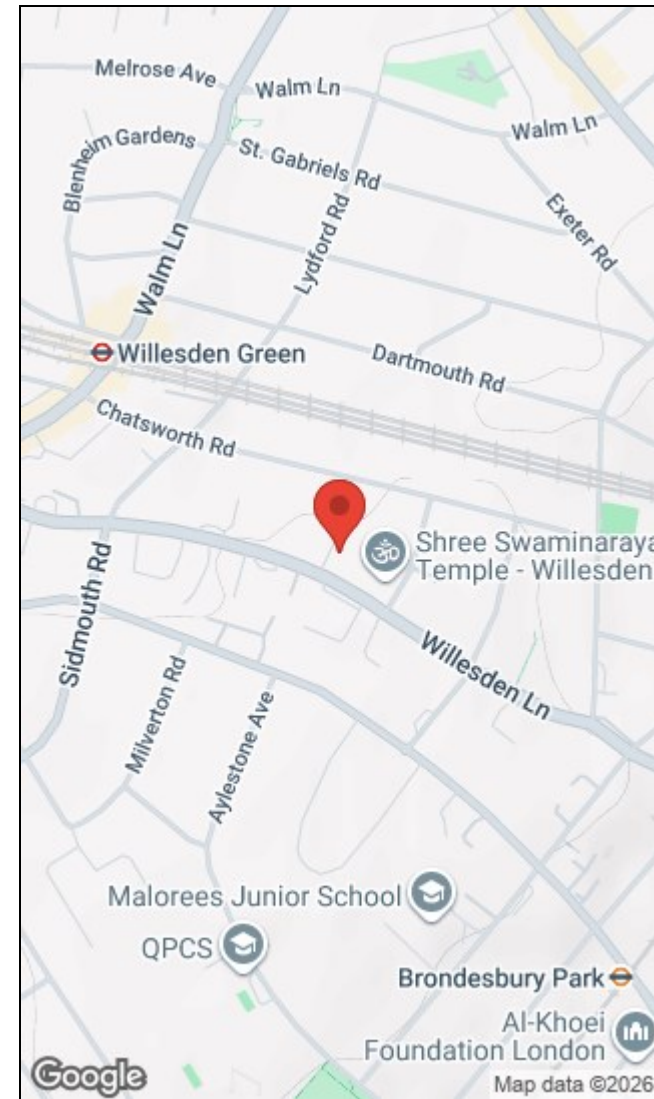


THIRD FLOOR  
417 sq. ft. (38.7 sq. m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mirograph 2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>67</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.