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# Landau House, Chatsworth Road, London, NW2

## Offers In Excess Of £325,000



This well proportioned, one-bedroom apartment is situated on the ground floor of a purpose built development comprising a spacious open plan kitchen/living room, double bedroom, bathroom and ample storage. Off street parking is also available.

This home is being sold chain free with 185 years remaining on the lease. Heating and hot water included in the service charge.

Chatsworth Road is ideally located a short walk away from the cafes, restaurants and amenities of West Hampstead, Queens Park and Kilburn. Transport links are superb from Kilburn/Brondesbury (Jubilee Line and Overground) and West Hampstead (Thameslink, Jubilee Line and Overground).

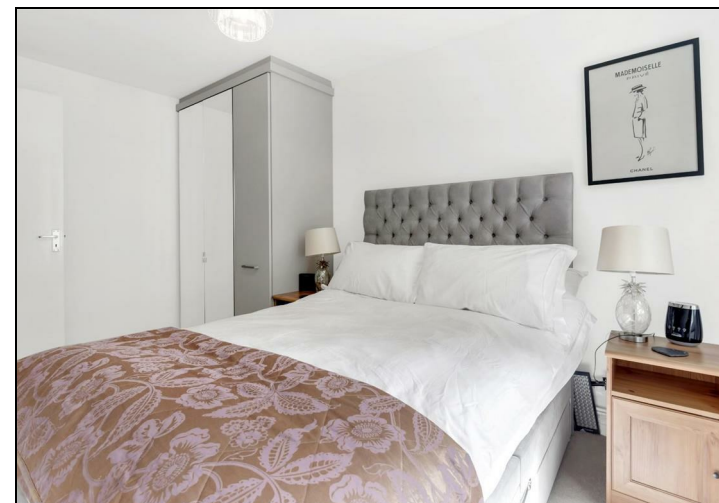
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

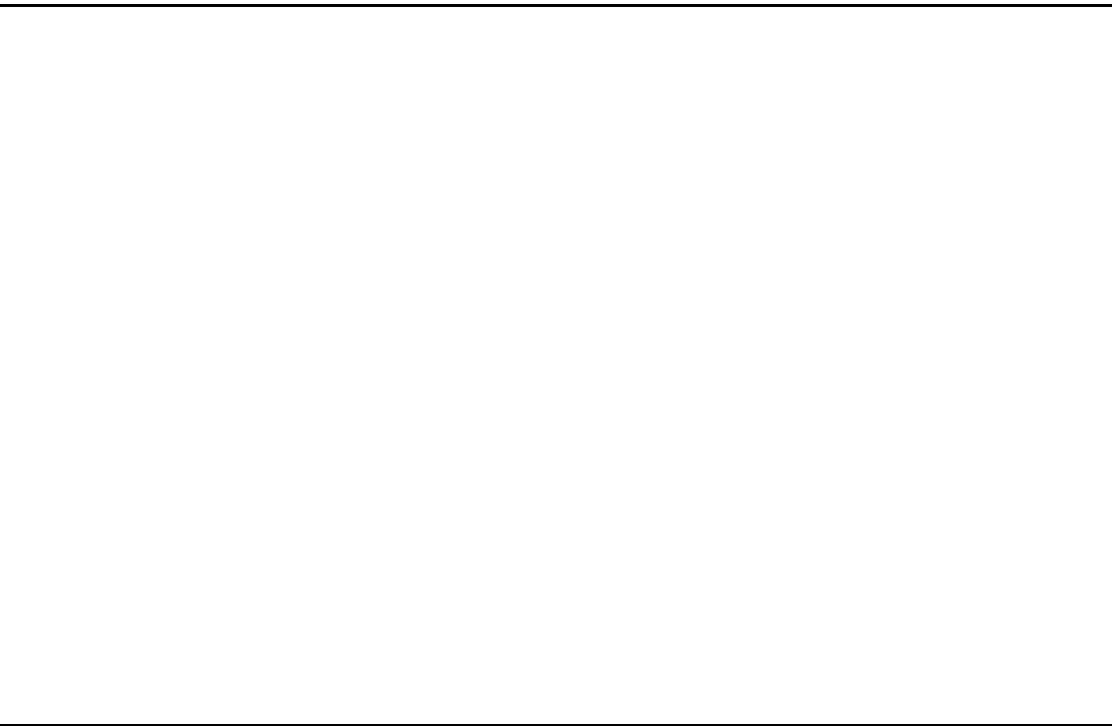


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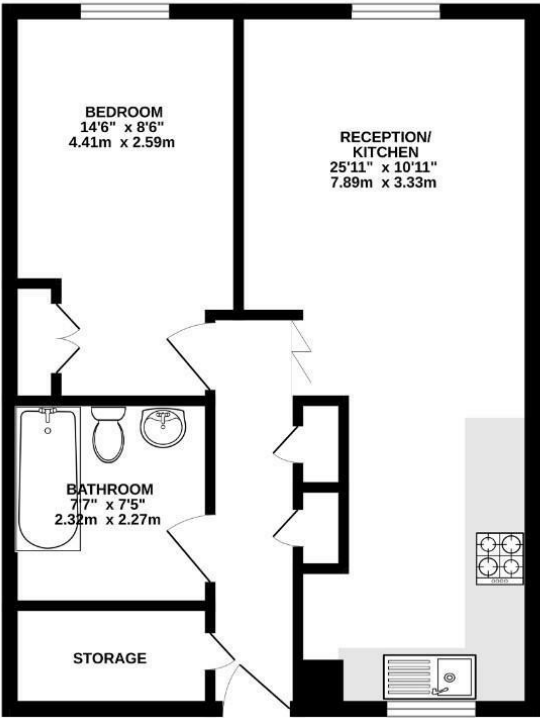
## KEY FEATURES

- One Bedroom Ground Floor Apartment
  - Open Plan Living
  - Residents Off-Street Parking
  - Excellent Transport Links
  - Purpose Built
  - Chain Free
  - Long Lease
- Heating and Hot Water Included in Service Charge



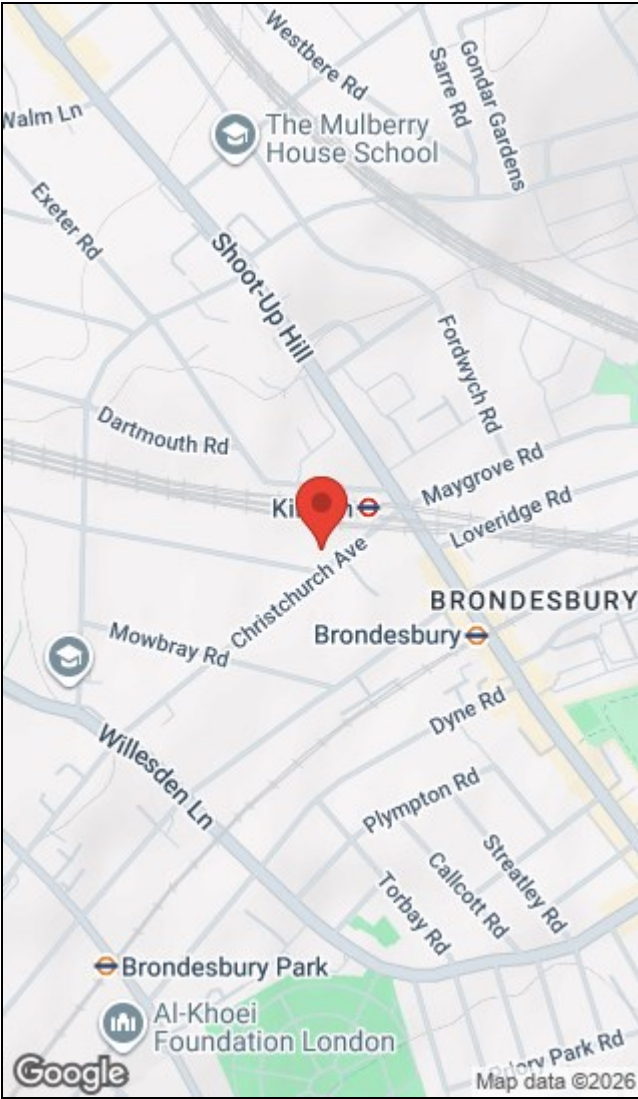


GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.5 sq.m.) approx.

Whilst 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 10/2025



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

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