



3 Bedroom  
Chatsworth Road, NW2

 **Portland**  
Trusted, every step of the way

Offers In Excess Of £600,000  
Leasehold – Share of Freehold



Spanning nearly 950 square feet is a charming four bedroom apartment in the heart of Willesden Green

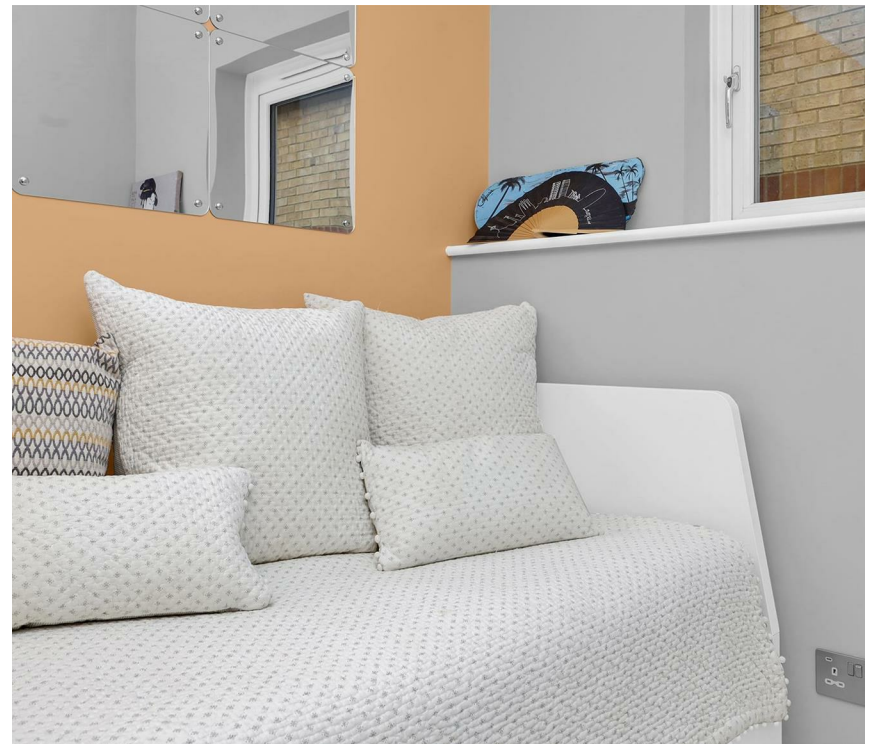
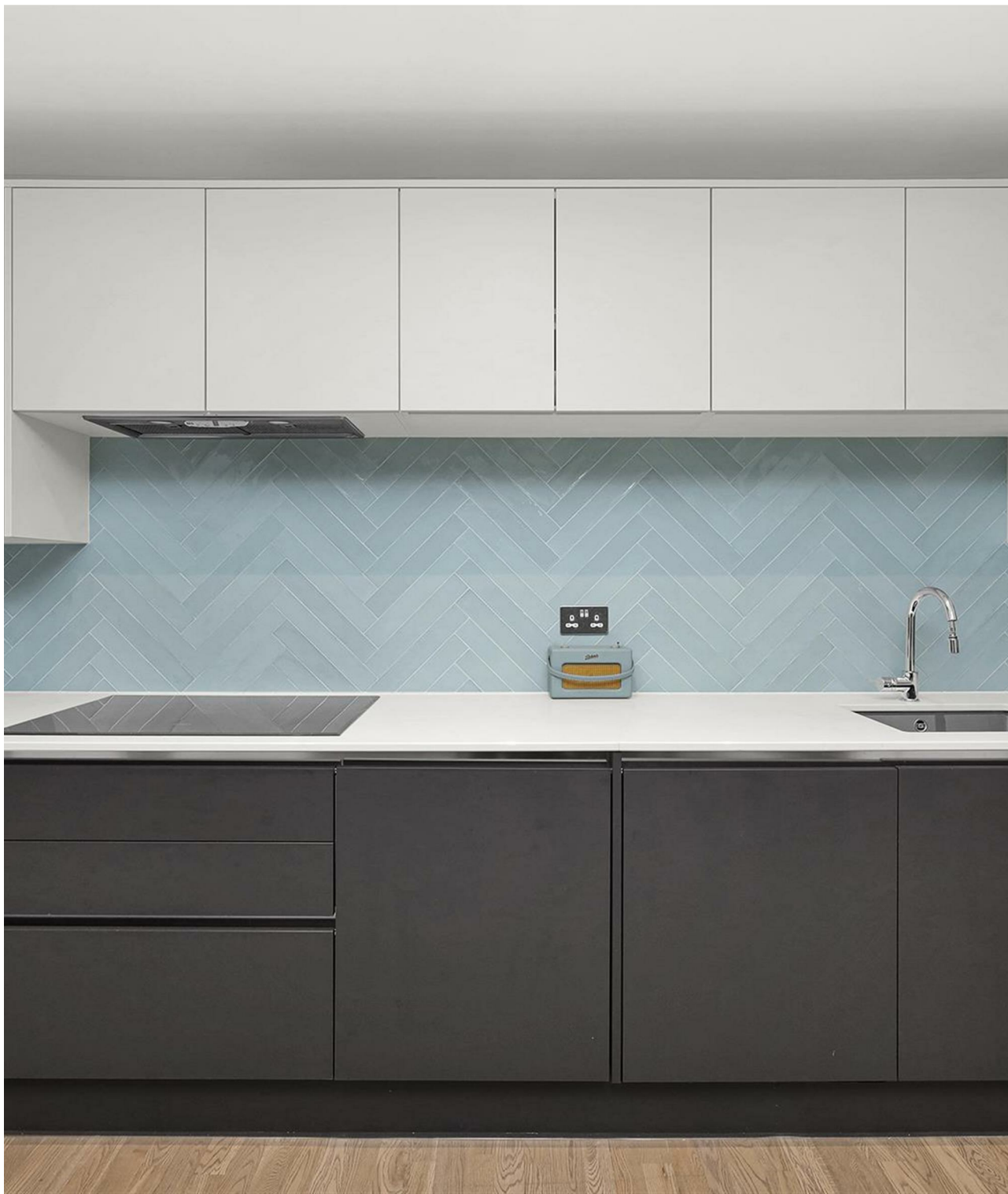
This wonderful family home is presented in incredible condition and boasts a charming south facing, open plan kitchen-living room. Being on the first floor of a large detached home, buyers will be impressed with the floods of natural light this home has. There are three good sized bedrooms, and a fourth study which makes an excellent home office. Off street parking for one car is also available.

This would suit first time buyers looking to get onto the property ladder or those wanting to upsize to a larger than average property.

This property is positioned an equidistant walk from Willesden Green and Kilburn Stations (Jubilee) as well as the huge amount of shops and eateries available on Walm Lane. The ever-trendy Salusbury Road is a short stroll and the wonderful green spaces of Queens Park & The Mapesbury Dell are also within walking distance.

- Exceptional first floor apartment
- Off street parking available for one car
- Popular residential road
- Short walk to Willesden Green/Kilburn Stations
- Wide tree-lined street
- Open plan south facing kitchen-living room
- Newly refurbished kitchen & bathroom.
- Impressive 947sqft of accommodation
- Long lease with a share of the freehold
- Three - Four bedrooms









GROSS INTERNAL AREA (GIA) The footprint of the property 88 sq m / 947 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.1 sq m / 1 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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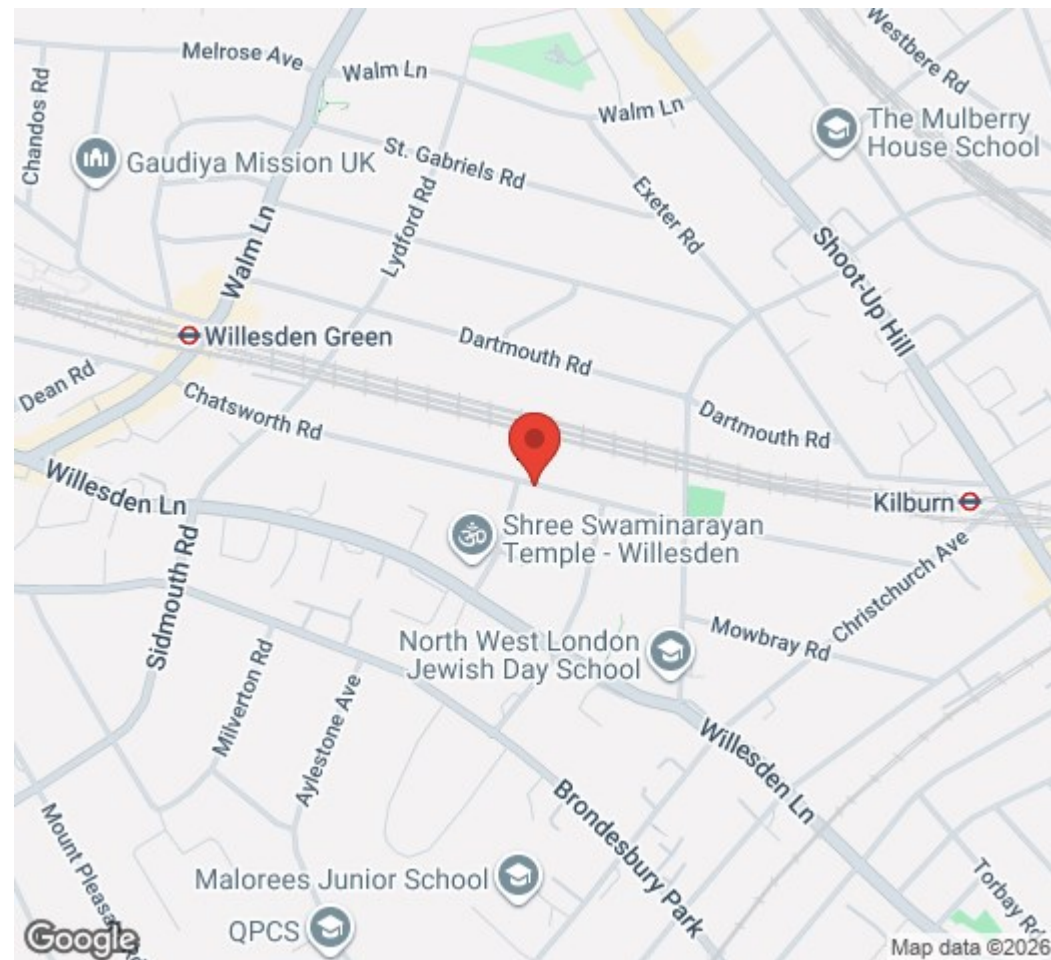
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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#### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	