



2 Bedroom  
Chichele Road, NW2

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

£1,990 Per Annum

Nestled on the charming Chichele Road in London, this delightful Victorian flat offers a perfect blend of classic elegance and modern convenience. Situated on the first floor, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

The flat boasts a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout.

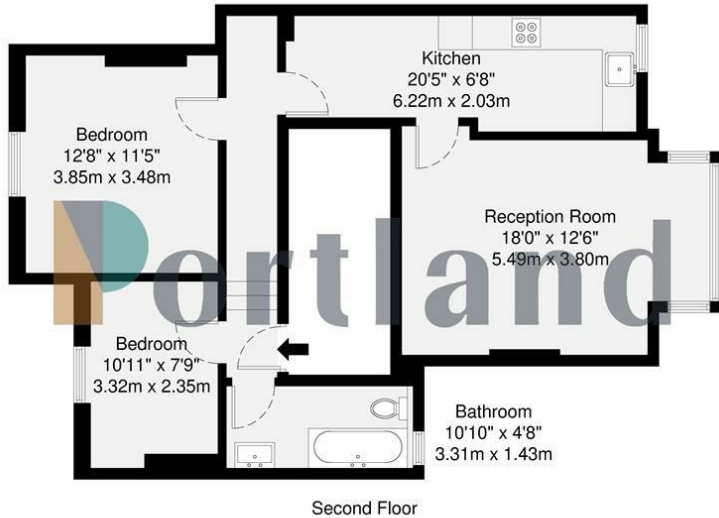
One of the standout features of this property is its prime location. Residents will benefit from being close to a variety of shops, ensuring that daily necessities are just a short stroll away. Additionally, excellent transport links are nearby with Willesden Green tube (0.5 miles – Zone 2 Jubilee Line) and Cricklewood Overground (0.3 miles – Thameslink) stations within , making commuting to central London and beyond both easy and convenient.

With its Victorian charm and modern amenities, this flat presents a wonderful opportunity for those looking to embrace the vibrant lifestyle that London has to offer.

- VERY CLOSE to Willesden Green Station
- First Floor Flat
- Generous Room Sizes
- Neutral Decor
- Gas Central Heating
- Fully Double Glazed
- EPC Band C







<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 65.6 sq m / 706 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 0.0 sq m / 0.0 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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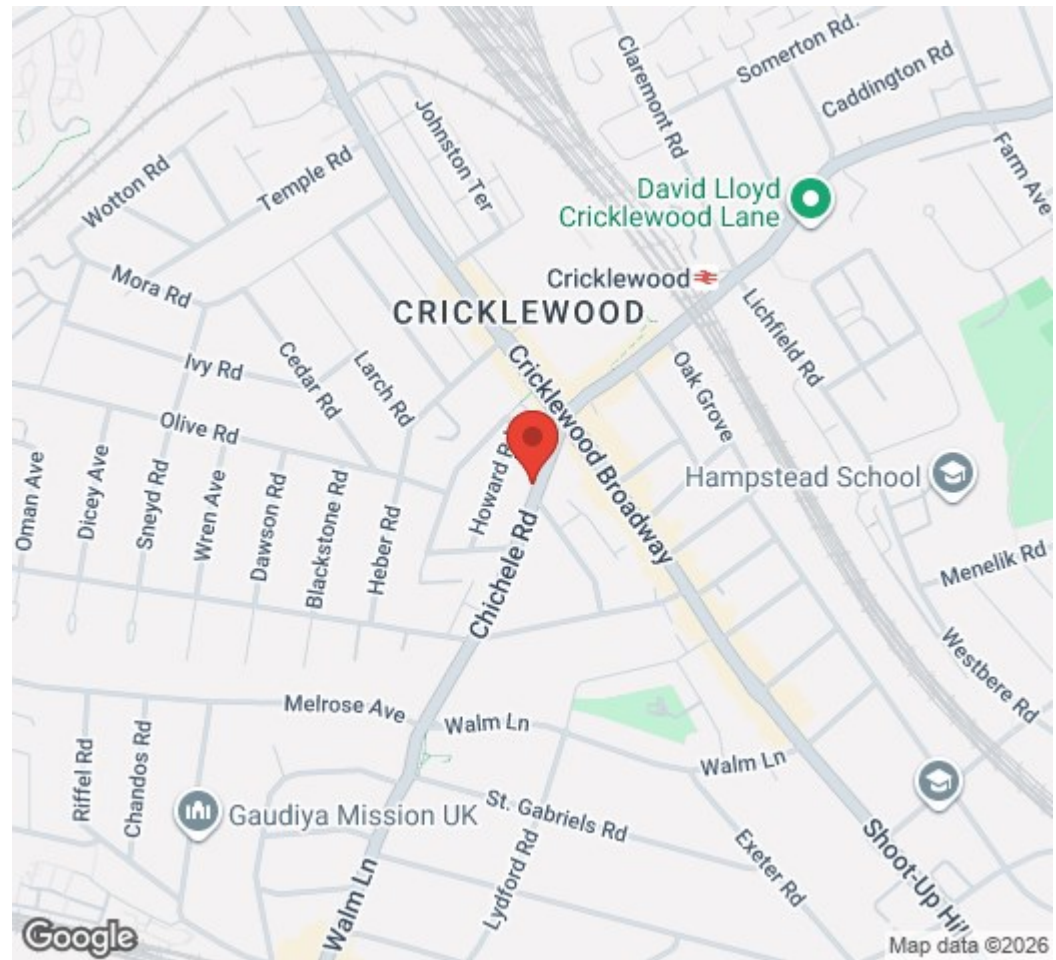
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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	79	84

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		