



Chatsworth Road, NW2
A guide price of £995,000, Leasehold

Anderson//Rose



Chatsworth Road, NW2

This is a fantastic opportunity to acquire a beautifully presented garden apartment set within a handsome period conversion.

The property benefits from an incredible amount of natural daylight and has recently been refurbished to an exceptionally high standard throughout. Comprising of a very airy and impressive everyday Reception & dining room, with bi-folding doors that leads onto your private landscaped garden, & an open plan modern kitchen with state of the art appliances. The principal bedroom suite with plenty of wardrobes, a second bedroom and a family bathroom. The property further profits from a good sized storage cupboard and a demised front garden in addition to the rear one.

Chatsworth Road is a quiet, leafy residential street in the centre of both Brondesbury & Kilburn. Kilburn high road which boasts an array of shops, bars, restaurants, pubs and other amenities and is just a road away from your front door. Kilburn Tube & Brondesbury Overground stations are close by and provide an easy commute across the capital.

Ref PCL240023

£995,000
Leasehold



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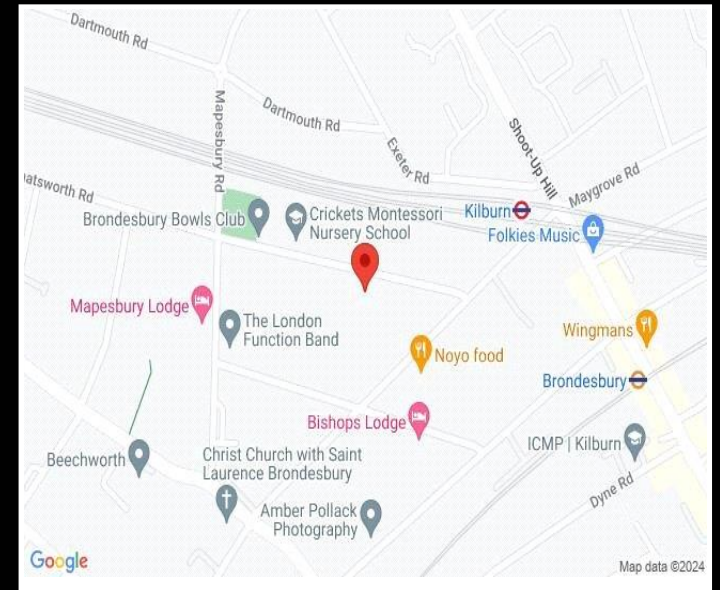
Ground Floor

Approx Gross Internal Area 1159 Sq Ft - 107.67 Sq M

Approx Floor Area Including Under-stair Storage 1266 Sq Ft - 117.61 Sq M

For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com Ref: No:44094

This floor plan should be viewed as general guidance only. Any intending purchaser should satisfy themselves by independent survey, enquiries and full survey as to the correctness of each statement. Any areas, measurements, or other details quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.