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company**



Willesden Lane, Willesden Green  
NW2

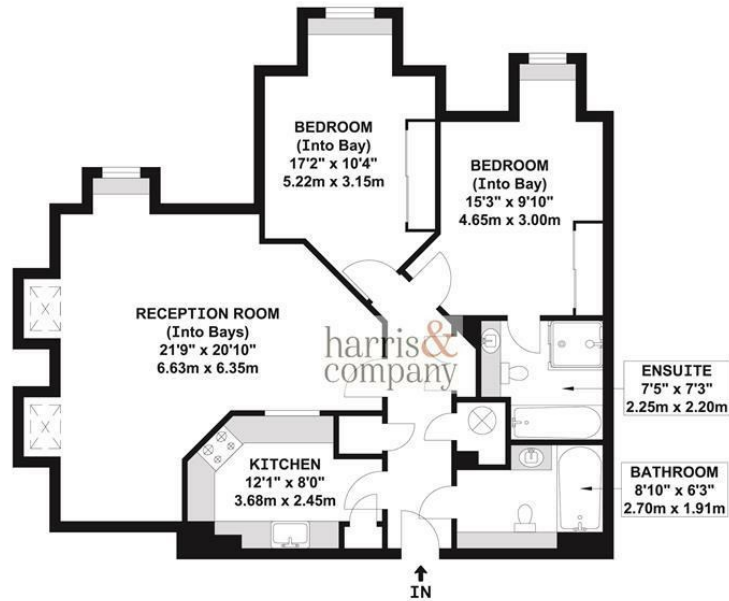
Guide Price £450,000 Leasehold

A 2 double bedroom, 2 bathroom (1 ensuite) penthouse flat situated in a gated development. The spacious accommodation includes a good size reception with dining area, kitchen with integrated appliances and engineered wood flooring throughout. Further benefiting from video entry phone, lift facilities, allocated parking and communal garden. Chain free. Sole Agent.

Location: Ideally positioned within easy reach of Walm Lane (A407), offering a wide selection of shops, cafés and eateries. The property is also within walking distance of the Nuffield Health Centre and several bus routes for convenient travel. Willesden Green Station (Jubilee Line) is the nearest tube, and the home is well placed for the vibrant amenities of Chamberlayne Road and Kensal Rise Overground Station.



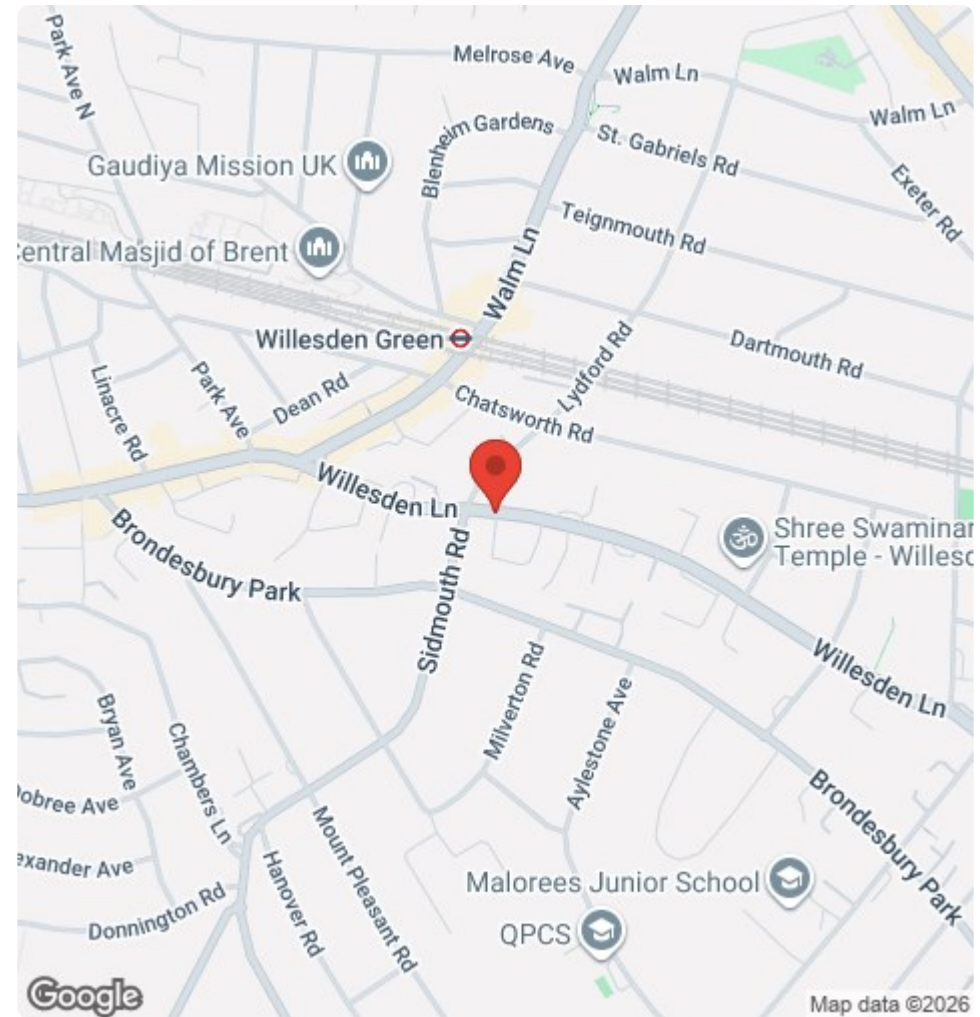
**CHATSWORTH COURT, WILLESDEN LANE  
LONDON NW2**



**THIRD FLOOR FLAT**

**APPROX. NET FLOOR AREA 861.00 SQ. FT / 79.98 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".



Tenure: Leasehold. We have been advised that the remaining lease is 970 years.  
The yearly service charge is £4,100 and the ground rent is £250 per annum.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.



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