



Staverton Road, NW2

£500,000 Leasehold  
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A very unique TWO DOUBLE BEDROOM TOP FLOOR apartment spanning OVER 800 Sq. Ft of living space with TWO BATHROOMS located in a VERY POPULAR part of Willesden Green. Offered for sale on a CHAIN FREE basis and a lease remaining of 98 years, this is ideal for those looking for a SPACIOUS home and a hassle-free move.

The property benefits from a large bright reception room with space for a dining area and has a lovely vaulted ceiling, along with a separate modern kitchen with built in appliances. There are two double bedrooms overlooking the rear of the property and there is an additional en-suite wet room to the master. There is a further family bathroom off the hallway and both bedrooms are good sizes and benefit from built in wardrobes. This property would suit buyers looking for spacious accommodation that they could move into right away and make a home for many years to come.

Staverton Road is located off Brondesbury Park and only moments away from Willesden Green High Road and Chamberlayne Road in Kensal Rise where there are many vibrant cafes, restaurants and an array of independent shops close by. Willesden Green Station (Jubilee Line) is within easy walking distance making it ideal for commuters heading into Central London and Queens Park is within close proximity. Nuffield Gym, South Hampstead Cricket and Tennis Clubs are within 5 minutes walk.

- Over 800 Sq. Ft
- Two Double Bedrooms / 2 Bathrooms
- Large Reception Room with Vaulted Ceiling
- Separate Modern Kitchen
- 98 Years Remaining on the Lease
- Top Floor
- Close to Willesden Green, Kensal Rise and Queens Park
- 5 Mins walk to Nuffield Gym & South Hampstead Cricket Club
- Chain Free









Staverton Road, NW2

CAPTURE DATE: 05/08/2020 LASER SCAN POINTS: 23,777,572

GROSS INTERNAL AREA

75.92 sqm / 817.20 sqft



— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
75.92 sqm / 817.20 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanine, recessed head height  
67.96 sqm / 729.36 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 72.17 sqm / 776.83 sqft  
IPMS 3C RESIDENTIAL: 67.96 sqm / 731.52 sqft

SPR ID: 5f1uf9e787c2f0d3a3e25404



### 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		
	68	78
England & Wales		
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		
	66	79
England & Wales		
EU Directive 2002/91/EC		

## Portland Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.