



2 Bedroom  
Chapter Road, NW2

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

£450,000  
Leasehold – Share of Freehold

Thoughtfully renovated and presented in excellent condition is a two bedroom garden flat in the heart of Willesden Green.

Churchill House is a rarely available purpose built Victorian apartment. The unique space is comprised of a bright reception room with feature fireplace, separate kitchen with brand new units, stylish family bathroom with shower and two excellent bedrooms. There is a private paved garden perfect for entertaining and high ceilings are found throughout.

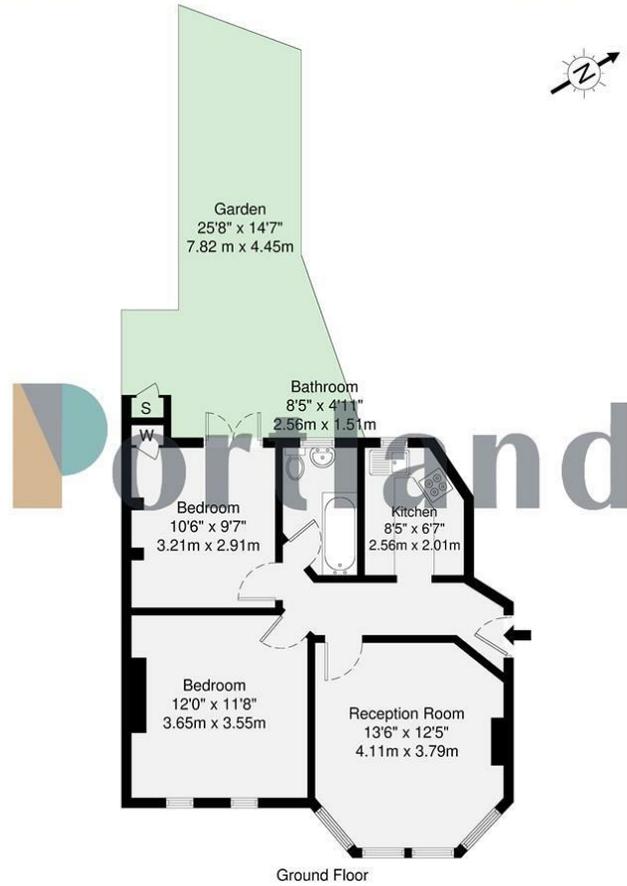
This home will suit a first time buyer looking to get onto the property ladder or those looking to downsize to a low maintenance property within NW2. This is being sold with vacant possession and with a share of the freehold. Buyers should note this property has been dressed digitally.

Churchill House is positioned on a charming tree-lined Victorian street with excellent access to Willesden Green Station (Jubilee), the ever popular rolling green space of Gladstone Park & The High Road with its ever changing plethora of shops and eateries.

- Two Bedroom Victorian apartment
- Access to a private garden
- Recently renovated throughout
- On-Road resident's parking via permit
- Bright reception room
- Large double bedrooms
- Separate kitchen
- Sold chain free with vacant possession and with a share of the freehold
- Close to Willesden Green Station
- Perfect for first time buyers







<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc.	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m
52.9 sq m / 569 sq ft	0.2 sq m / 2 sq ft	34.8 sq m / 374 sq ft	0.0 sq m / 0.0 sq ft

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>		66	78
(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		