



2 Bedroom
Brook Road, NW2

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

Asking Price £475,000
Leasehold

We are delighted to offer to the market this wonderful apartment positioned within the historic Chartwell Court.

Spanning 1000sqft, this apartment has a wonderful open plan kitchen living area with six skylight windows all allowing floods of light. There two large double bedrooms, one of which is serviced by ensuite, and also a family bathroom. What is most impressive is the rare addition of a mezzanine which over looks the living area giving an abundance of extra storage/office along with another room which is being unofficially used currently as a guest bedroom.

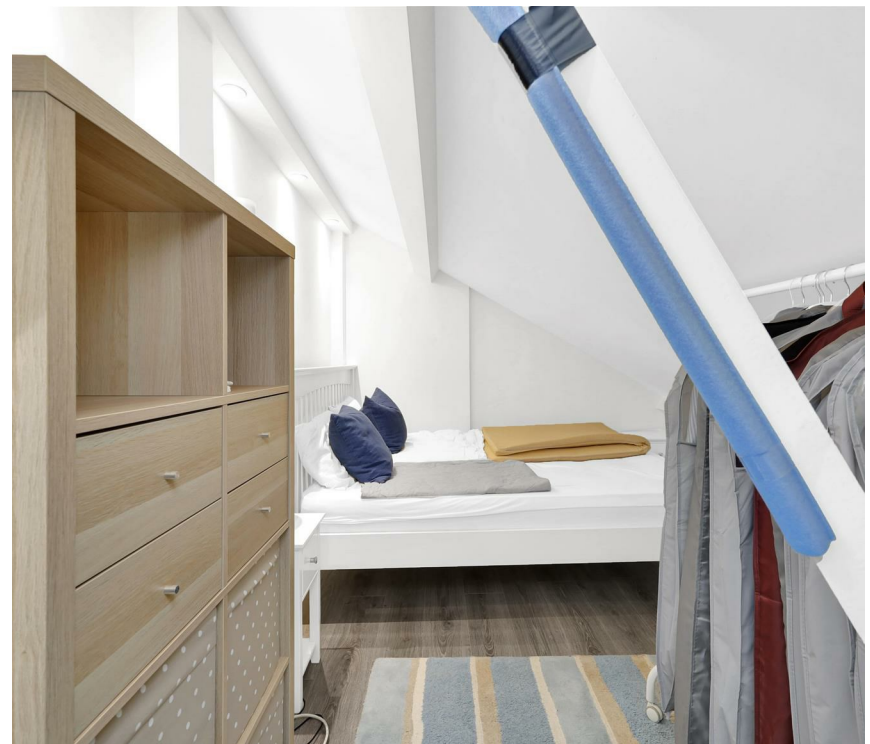
This property is being sold chain free with the benefit of gated off street parking, residents gardens, stunning communal areas and very well ran grounds.

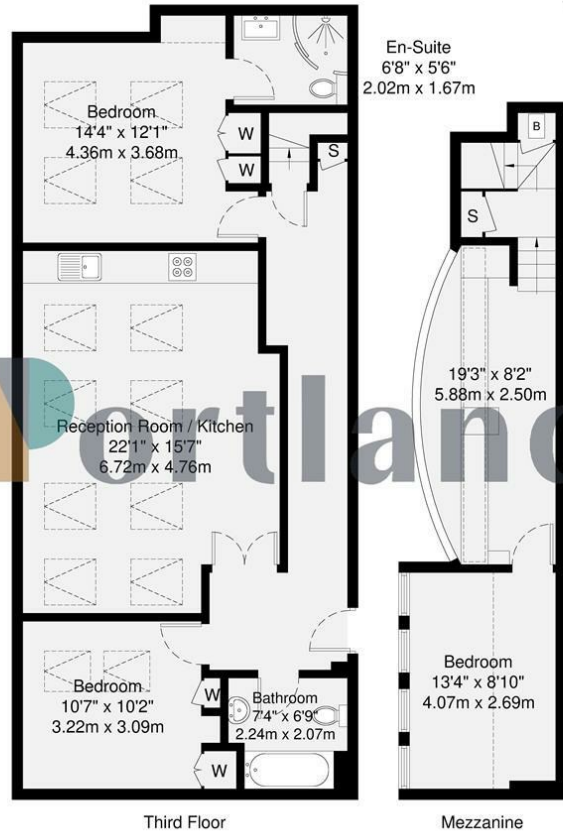
Chartwell Court is historically a Post Office Research Station which twinned with Bletchley Park during WWII. It is also a stones throw from Winston Churchill's Cabinet War Room bunker.

The rolling green space of Gladstone Park is a short stroll away, and it is well positioned for commuters to Willesden Green & Dollis Hill Underground Stations (on the Jubilee line) not forgetting the huge £4.6billion regeneration of Brent Cross and it's new station on the Thameslink which recently opened. Access to the North Circular is also close by.

- Incredible ceiling height
- Positioned within a historic London building
- Gorgeous communal areas
- Two bedrooms two bathrooms
- Flooded with natural light
- Chain free
- Close to Gladstone Park
- Gated off street parking
- Over 1000sqft of space
- An abundance of storage solutions







GROSS INTERNAL AREA (GIA) The footprint of the property 100.3 sq m / 1079 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2 sq m / 21 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 12 sq m / 129 sq ft
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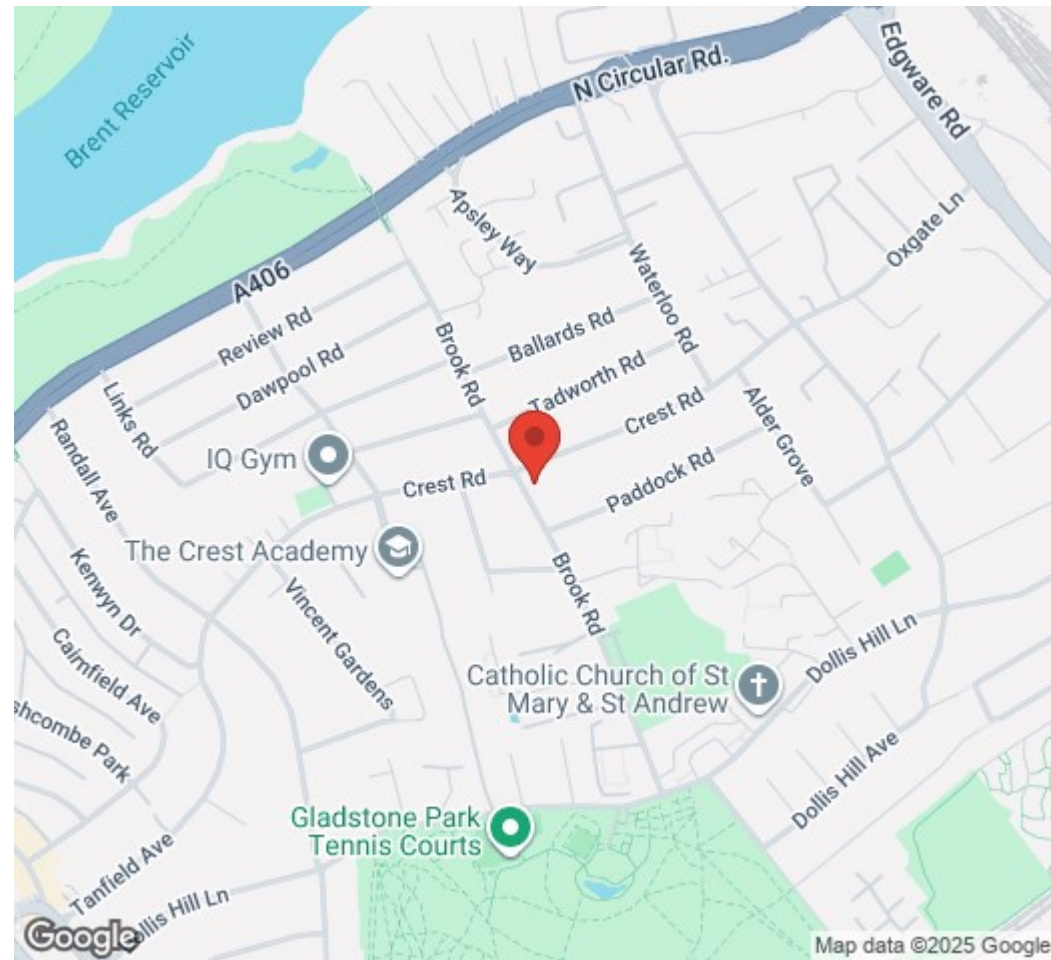
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	