



Viewings by appointment
0207 483 2611

abbey
properties

Chatsworth Road, W5 3DB

£3,000 *fees apply



Spacious two bedroom ground floor maisonette with an expansive rear garden offering excellent outdoor space and a practical layout, ideal for sharers, couples or small families.

The property comprises a separate reception room with good natural light, an additional dining or study area, and a fitted kitchen with direct access to the garden. There are two well-proportioned bedrooms, a family bathroom and a separate WC, providing a functional arrangement for day-to-day living.

The standout feature is the substantial rear garden, shared with one other flat, offering a rare amount of outdoor space with good privacy and plenty of potential for relaxing or entertaining.

Located on a highly sought-after residential street within easy reach of local amenities and transport links, with 1 off-street parking spot available.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174, Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

EPC rating: D

Tax band: E



- Spacious 2 bed flat available on sought after, residential road near Park Royal
- Off Street Parking
- 1 full bathroom plus WC
- Great transport links (Central and Piccadilly lines nearby) for easy access to Central London
- Vast Garden ideal for BBQs, alfresco dining, playing and enjoying the outdoors
- Great Location For Schools
- Available immediately



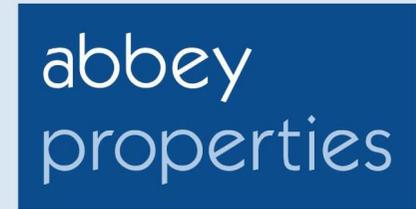
| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|---------|-------------------------|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | | <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | | <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

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*All Fees stated are inclusive of VAT (calculated at 20%)
Referencing Fee: £29.50 per applicant
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
Administration fees: £107 per property

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.