



Chandos Road, NW2

O.I.E.O £620,000 *Leasehold*

A delightful two bedroom ground floor flat in a period conversion with private garden, offered in excellent condition and close to the array of amenities and transport links Willesden Green has to offer.

KEY FEATURES

- TWO BEDROOMS
- GROUND FLOOR
- PRIVATE 60FT GARDEN
- CLOSE TO JUBILEE LINE
- SHORT WALK TO GLADSTONE PARK
- NO UPPER CHAIN
- POTENTIAL TO EXTEND (STPP & CONSENTS)



Kensal Rise & Queens Park

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DESCRIPTION

This lovely flat comprises of a stunning front facing reception room with high ceilings, period feature fire place, and large sash bay window. The hallway will lead you down to both bedrooms, with the bathroom and kitchen being located to the middle of the flat. An under stairs cupboard and cellar makes for useful storage. Both bedrooms are good sizes, and the bathroom is a fully tiled three piece suite with modern fittings. The kitchen is modern with ample counter and storage space. There are two accesses to the garden – one from the kitchen, and another via the principle bedroom.

The garden is completely private, and at 60ft long, there is plenty of space with front patio and rear raised deck. Perfect for garden furniture and BBQ etc. The main part of the garden is lawned with beds to each side.

Finally, the property also has further potential to be extended to the rear and in to the side return area (STPP and consents), similar to many other neighbouring properties to create additional bedrooms and open plan living spaces.



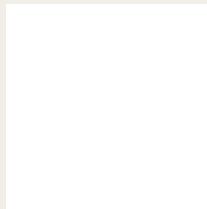


LOCATION

Chandos Road is a charming and peaceful residential street, offering an ideal balance of serene living with excellent transport links and local amenities. This location is perfect for those seeking a quiet location without sacrificing accessibility to central London with a number of options - Jubilee Line, Thameslink and Nation Rail services.

Gladstone Park provides ample space for leisurely walks, sports, or relaxing in nature. The park offers beautiful views, playgrounds, and green fields, perfect for families and those who enjoy fresh air.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP220278>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 0 year and 0 months

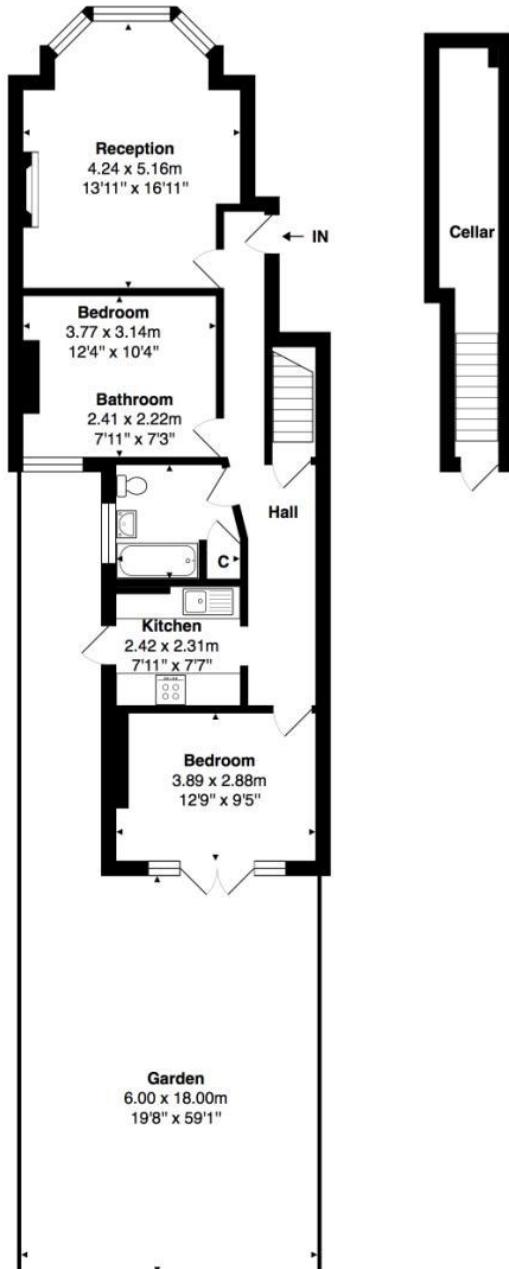
Service Charge: £0 per annum

Ground Rent: £ 125 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(81-51)	B		
(69-50)	C		
(58-48)	D		
(39-54)	E	68	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 69.4 m² ... 747 ft² (excluding garden, cellar)

All measurements are approximate and for display purposes only

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