



**134A Chapter Road, Willesden Green, NW2 5LS**

**Must be seen £399,950 | 2 Bed | 1 Bath | 1 Reception**

**MAPESBURY**



**Must be seen £399,950**

**Leasehold**

- 2 Bedroom | 1 Bath
- High Ceilings
- Bus Links
- Close to Jubilee Line
- Leasehold (88 Years)
- EPC Rating D
- Garden Flat
- Bay Windows
- Close to Amenities/Schools
- Chain-Free
- Sold Similar Properties Required
- Council Tax: C

This Stunning Large 2 Bedroom Garden Flat boasts enviable High Ceilings, Bay Windows and Wooden Flooring throughout and is nestled on a highly sought after residential street of Willesden Green's Chapter Road, it's conveniently positioned close to the high street amenities with the Jubilee Line within walking distance providing access into Central London.

This charming property is offered chain-free and comprises of 2 spacious Double Bedrooms with ample storage space and high ceilings, a stylish Reception Room boasting beautiful Bay-Windows, Fully Fitted Kitchen with direct access onto the Patio area and Private Garden and a fully tiled bathroom.

The property further benefits from being within easy reach of a selection of schools and Sainsburys Supermarket is nearby.

Tenure: Leasehold (88 years remaining approx.)

Service Charge: N/A

Ground Rent: £125 per annum

Size: 581 Sq Ft (Sq M)

EPC Rating: 68 (D)

Train Links: Dollis Hill (Jubilee Line)

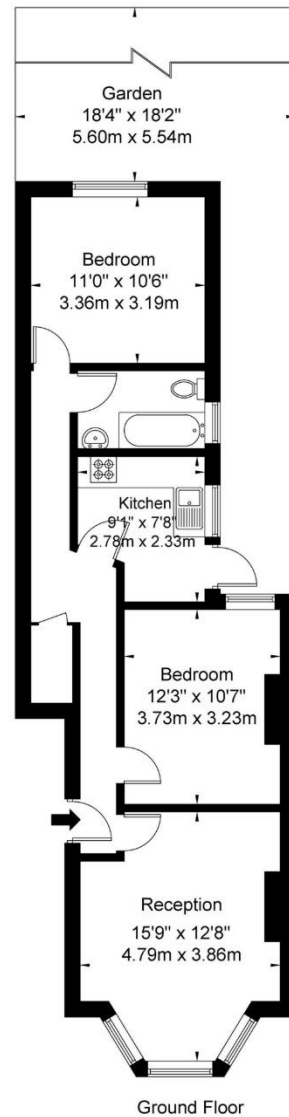






# Chapter Road NW2 5LS

Approx Gross Internal Area = 59.8 sq m / 643 sq ft



Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## MAPESBURY

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