

**Chatsworth Road, Mapesbury Estate, NW2 5QT      Asking Price £1,050,000**

Subject to Contract

- Three bedroom maisonette
- Attractive broad tree lined road
- Bi-folding doors to private rear garden with consent for mobile home
- Quartz worktops in kitchen
- Three en suite bathrooms & two guest W.C
- Sizable reception room with vaulted steel beamed ceiling
- Herringbone solid wood flooring

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
59	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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## Chatsworth Road, NW2 5QT

A unique, architecturally designed semi-detached freehold house brimming with potential. Boasting three bedrooms all with ensuite bathrooms and planning granted for three further development options. Nestled on a picturesque, tree-lined avenue between Willesden Green and Queens Park in the sought after Mapesbury Estate.

The bright and spacious extended rear reception features a vaulted ceiling with exposed steel beams. Bi-folding doors extend seamlessly to the private garden, creating a harmonious blend of indoor and outdoor living with Herringbone solid wood flooring internally and adjustable lighting throughout.

The kitchen contains sleek Quartz worktops and separate utility room with ample storage. The large master bedroom has a walk-in shower and large bathtub with marble floors. The top floor has a Juliet balcony overlooking the expansive private rear garden.

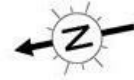
There is full consent for the addition of further accommodation in the garden (home office/ extra bedroom/ kitchen etc).

The garden features a bespoke pergola, seating area and hot. The addition of an outdoor kitchen area adds to the allure, making this a fantastic space for entertaining. A short stroll from Willesden Green (Jubilee line) zone 2 underground station with excellent transport links at your doorstep. The abundance of local shops, bars and restaurants further enhances the appeal of this vibrant neighbourhood.

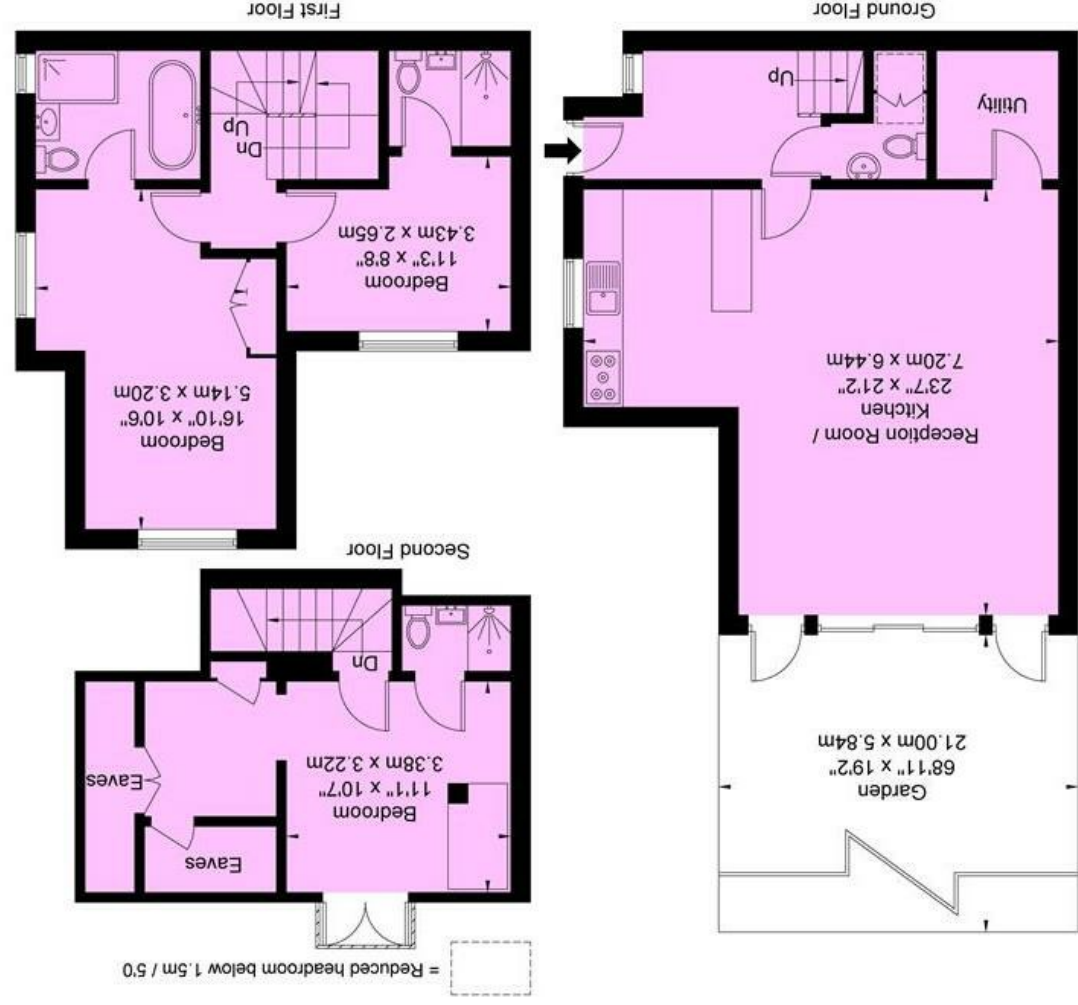
Full PP for enlarging the dormer roof, creating space for an additional bedroom/living space and a ground floor rear extension, adding approximately 400 sq ft of living area. Once the works are complete, the property meets the criteria to be split into two (subject to planning), unlocking further investment potential.

Don't miss this incredible opportunity that combines elegant design, versatility, and the potential for further enhancement. Contact us today to arrange a viewing

**Chatsworth Road NW2 5QT**  
 Approx. Gross Internal Area = 119.2 sq m / 1283 sq ft



= Reduced headroom below 1.5m / 5'0"



**BLEU PLAN**  
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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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