



## Churchill Road, NW2



We are pleased to offer as sole agents this well presented four bedroom family home located in a popular road in Willesden Green. Churchill Road is located just off The High Road and within walking distance to all the local and transport amenities of Willesden Green.

The house is arranged over three floors, with some period features, such as ceiling corning, bay windows, a fireplace. It benefits from high ceilings, a spacious kitchen diner and a good sized garden, perfect for a young family.

Located close to local schools and the popular Gladstone Park, with its 86 acres of green open space, outdoor tennis courts, gym and café.

Walm Lane which is just a short walk away is a popular High Street offering some superb local delis, restaurants and the popular Gail's Bakery. Jubilee Line Zone 2 station is there which is great for anyone wanting easy access into Central London.

Offered chain free.

- CHAIN FREE 1257 sq ft period property
- Spacious reception room and kitchen/diner
- 28 ft rear garden
- Transport: Willesden Green (Jubilee - Zone 2)
- Four bedroom family home
- Two bathrooms (one en-suite) and guest WC
- Close to local schools and Gladstone Park
- Council: Brent (D) - FREEHOLD

## £799,950 Freehold



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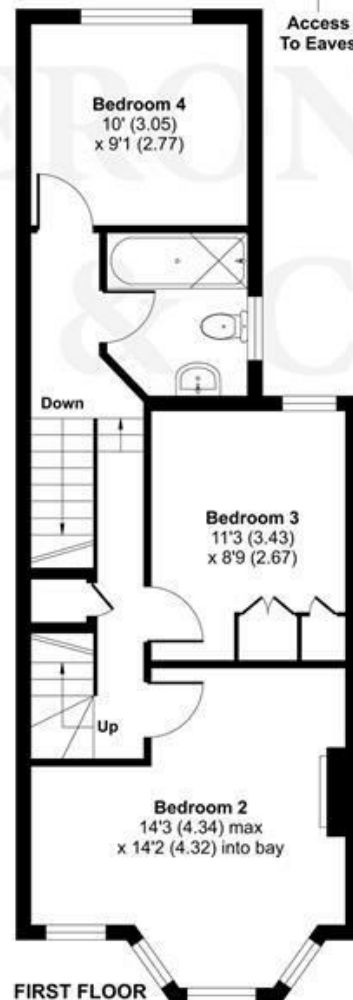
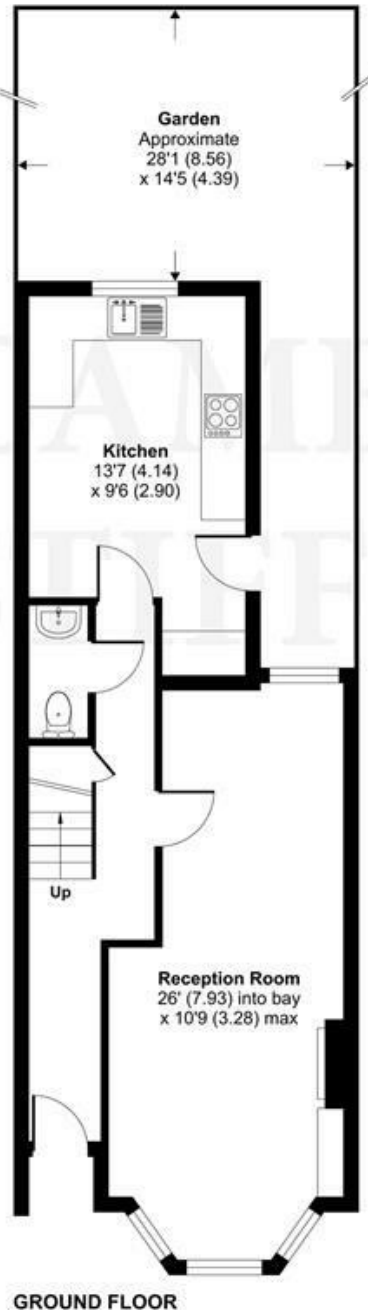
## Churchill Road, London, NW2

Approximate Area = 1253 sq ft / 116.4 sq m

Limited Use Area(s) = 4 sq ft / 0.4 sq m

Total = 1257 sq ft / 116.8 sq m

For identification only - Not to scale



Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Camerons Stiff & Co. REF: 945646

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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