



Melrose Avenue, NW2



2



1



1



765.00  
sq ft

AVAILABLE FROM 21ST JULY - FURNISHED/UNFURNISHED - We are proud to present this bright and spacious Ground Floor Garden Flat situated within the heart of Willesden Green in this sought after road.

The flat benefits from a large reception room with bay windows, separate eat-in contemporary style kitchen, 2 good sized double bedrooms and a modern bathroom suite. Externally, there is a private rear 47 ft garden

Melrose Avenue is situated close to Gladstone Park, benefiting from great transport links from Willesden Green Station on the Jubilee Line (Zone 2) and the local shops & amenities along Walm Lane.

Early viewing is recommended.

- AVAILABLE 21ST JULY 2021 - Furnished/unfurnished
- Large eat-in fully fitted kitchen
- 2 double bedrooms, modern bathroom suite
- Reception room with high ceilings
- Close to Willesden Green Station
- Private landscaped 47 ft rear garden

**£1,800 Per Month**

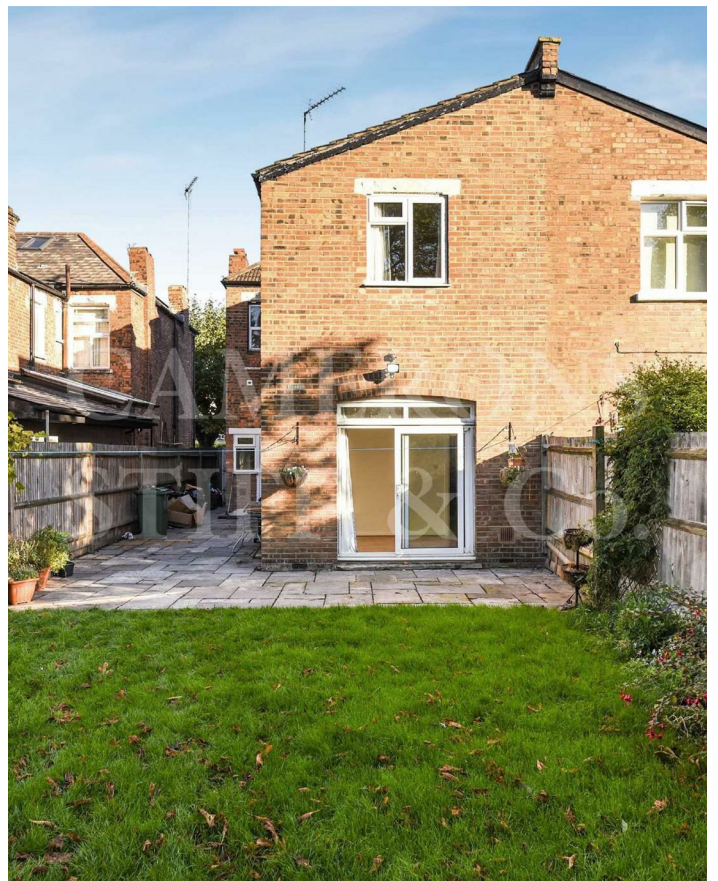
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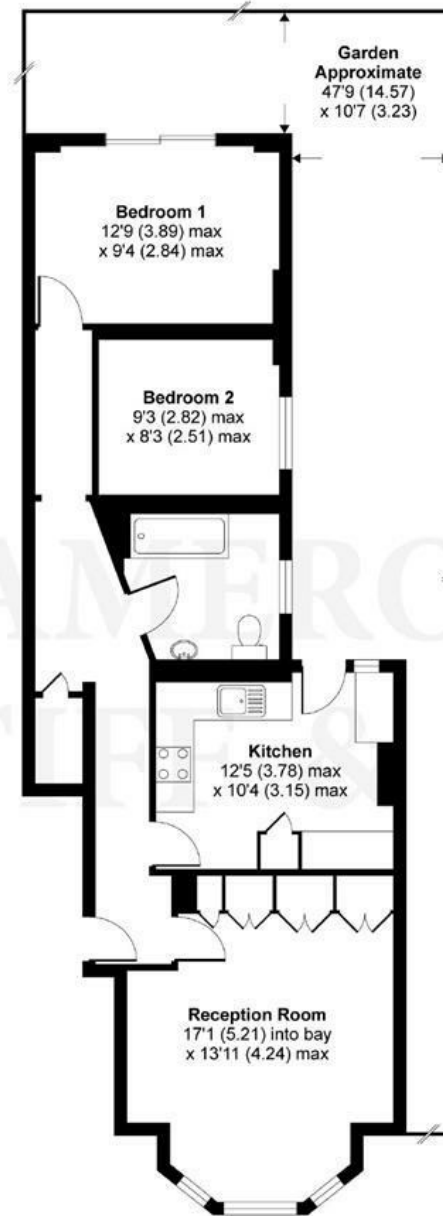
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Melrose Avenue, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 765 SQ FT 71 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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