



3 Bedroom  
Melrose Avenue, NW2

 **Portland**  
Trusted, every step of the way

Offers In Excess Of £500,000  
Leasehold

Spanning 1000sqft Portland are pleased to offer an bright three bedroom flat on this popular treelined street.

Melrose Avenue is presented to the market in fair condition, allowing prospective purchasers to add their own stamp to what is an expansive apartment. Split over two levels, this home is flooded with natural light throughout and offers a large separate kitchen, family bathroom, and three bedrooms.

This property is offer chain free and with a long leasehold.

Melrose Avenue is a popular residential tree lined street with a mix of architecture. Positioned in a Victorian Semi-Detached conversion allows for larger and more lateral accommodation compared to neighboring terraced homes. The property is a short walk from the rolling green space of Gladstone Park, Willesden Green Underground Station (Jubilee Zone 2/3) and the bustling high street of Walm Lane.

- Chain Free
- Split Level Three Bedroom Flat
- Bright Bay Windows
- Large Separate Kitchen
- Popular Treelined Street
- Close To Station & Shops
- Perfect For First Time Buyers
- Residents Parking Available
- A short Stroll From Gladstone Park
- Over 1000sqft Of Accommodation

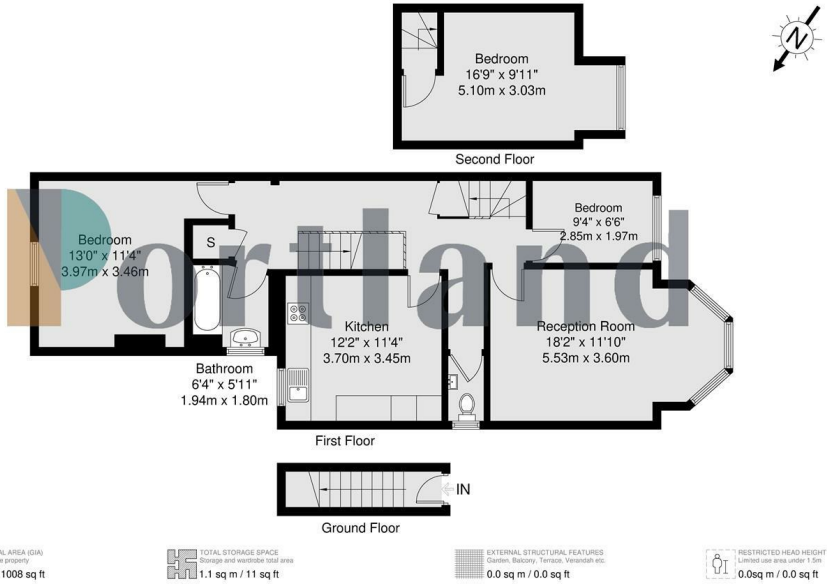




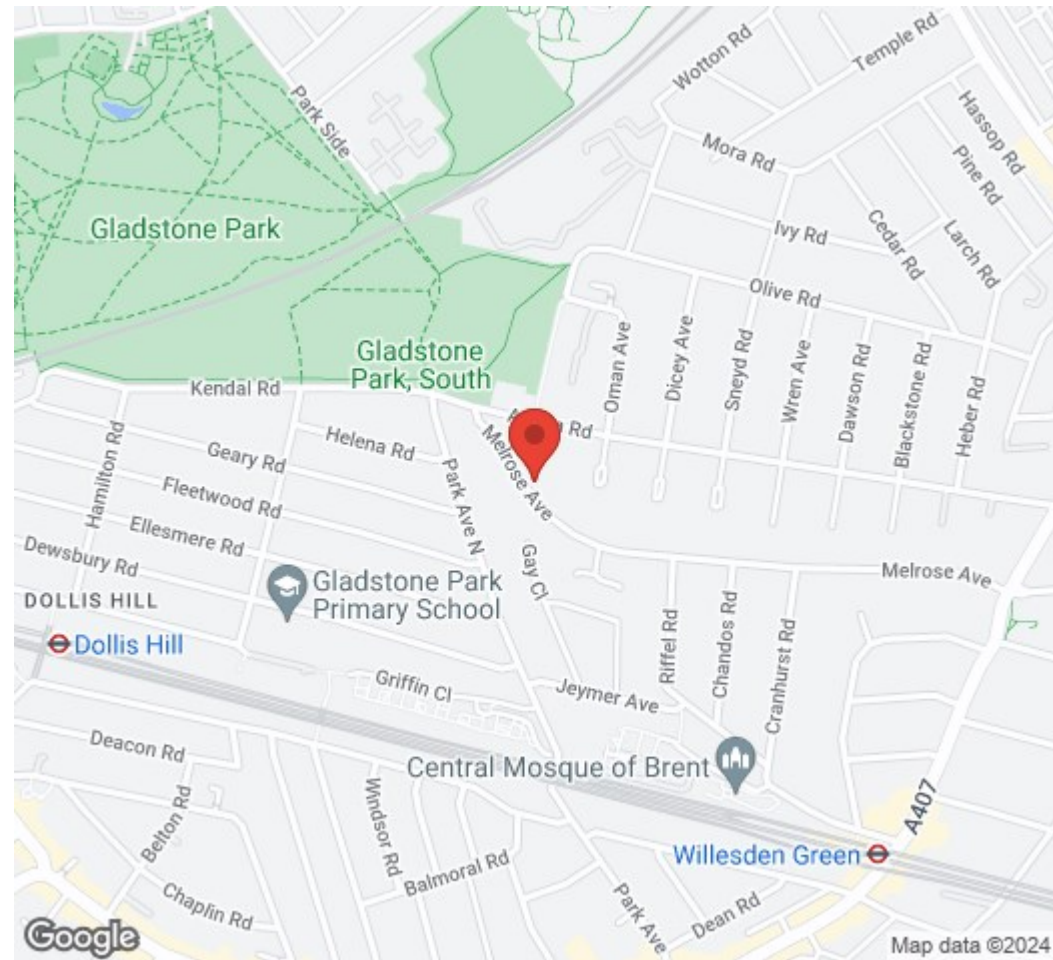
# Portland

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GROSS INTERNAL AREA  
93.7 sq m / 1008 sq ft



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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>		<b>56</b>	<b>57</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.