



2 Bedroom
Melrose Avenue, NW2

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

£425,000
Leasehold – Share of Freehold

Split over two levels is a wonderful two bedroom apartment on a popular residential road in Willesden Green.

Prospective buyers can expect to find a good sized double bedroom with an abundance of storage, a good sized family bathroom, and to the rear a very well designed kitchen–living room with exceptional ceiling height and flooded with natural light. Here, there are stairs up to the second single bedroom.

This property is being sold chain free and with vacant possession. There will be a new lease granted of 999 years on completion. Once the other two flats in the building have sold, the freeholder will give the freehold to the new leaseholders and will become share of freehold.

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 neighbouring 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.

- Two Double Bedrooms
- Large Open Plan Living
- Feature Staircase
- Great Condition
- Popular Tree Lined Street
- 0.3 Miles To Willesden Green Station
- Wooden Floors
- Flooded With Natural Light
- Chain Free & Perfect For First Time Buyers
- Close To Gladstone Park

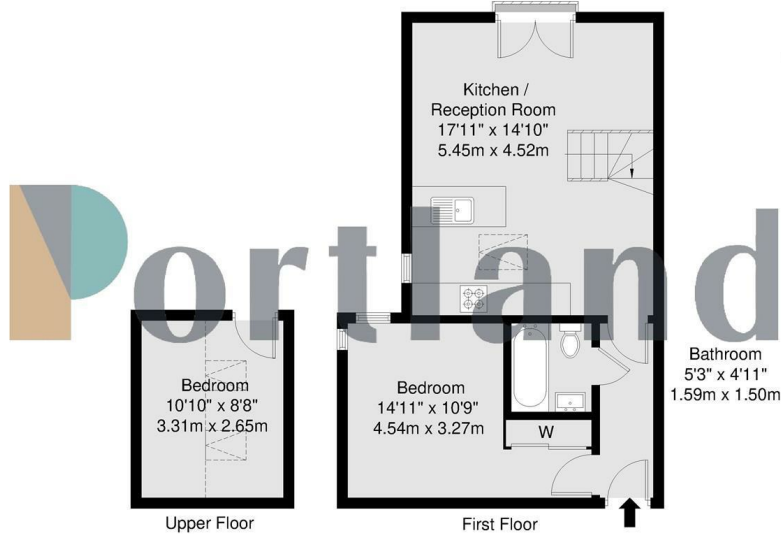




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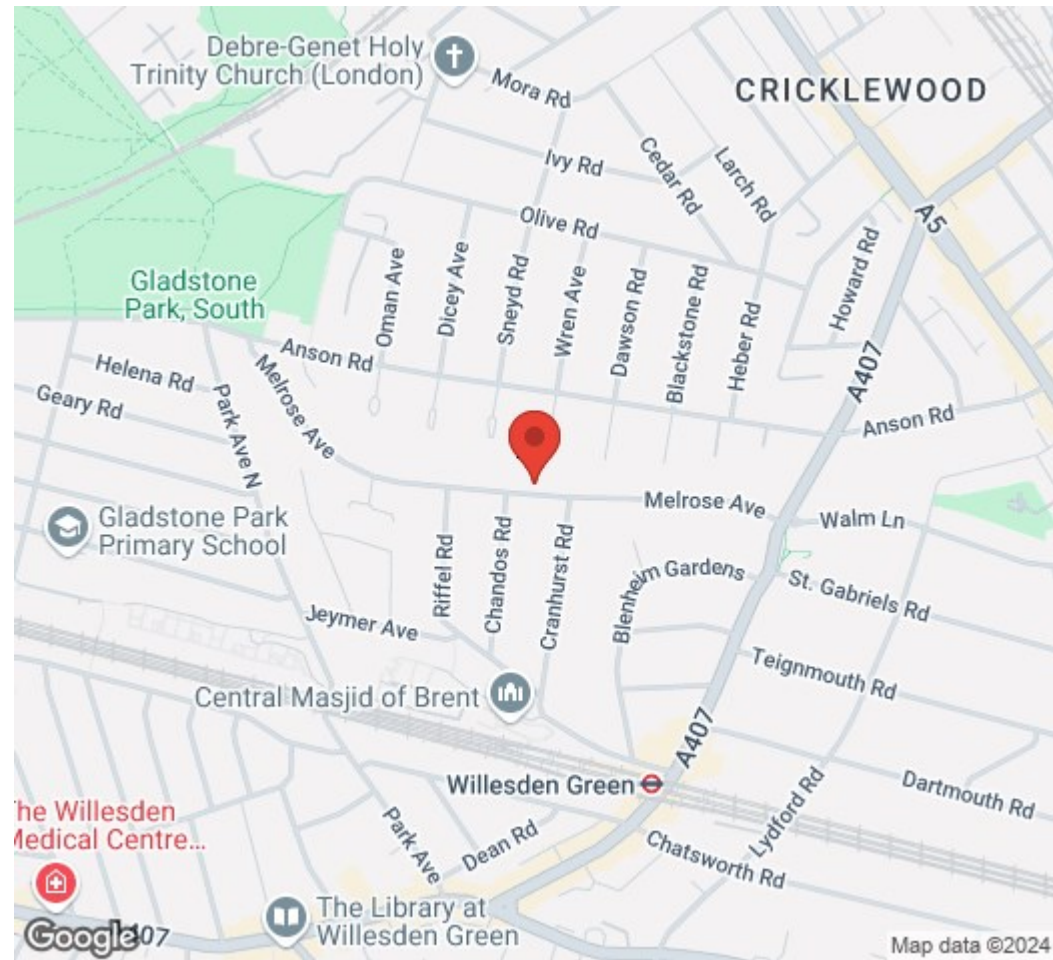
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GROSS INTERNAL AREA
48.5 sq m / 522 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
48.5 sq m / 522 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
0.8 sq m / 8 sq ft
- EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.2 sq m / 2 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
3.9 sq m / 41 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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.