



2 Bedroom
Melrose Avenue, NW2

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

£525,000
Leasehold – Share of Freehold

An exceptional two bedroom apartment split over two levels in Willesden Green.

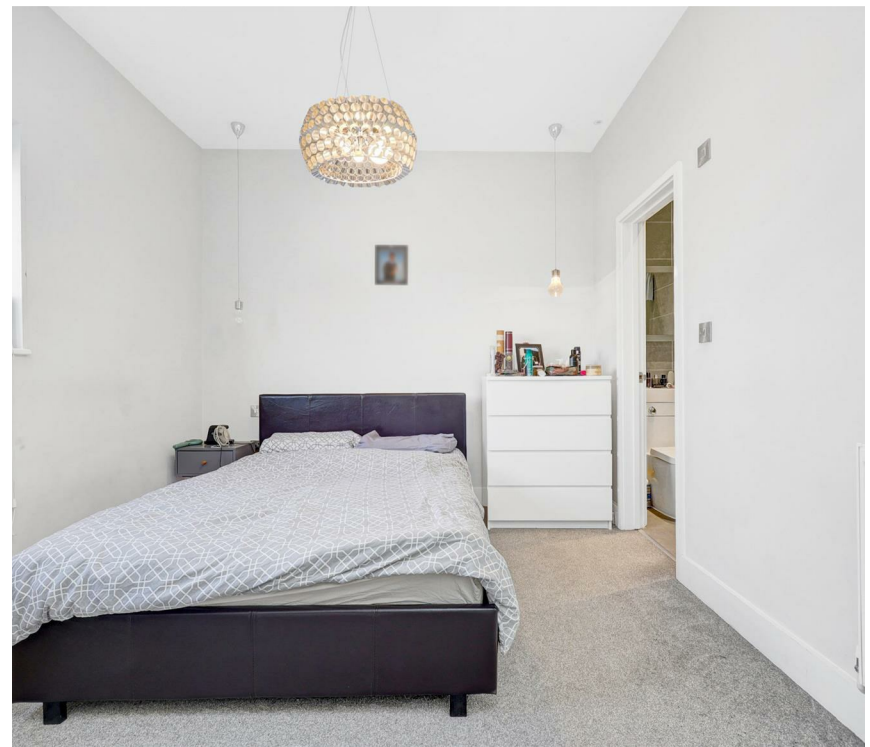
Flooded with natural light, prospective buyers can expect to find a stunning open plan kitchen, with beautiful bay window and presented in fantastic condition. There is a separate utility room and family bathroom as well. Upstairs are two large bedrooms both services by en-suits.

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. This apartment is being sold chain free and with vacant possession.

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.

- Wonderful Two Bedroom Split Level Apartment
- 0.3 Miles to Willesden Green Station
- Wooden Flooring
- Charming Treelined Residential Street
- Offered To The Market Chain Free
- 2 En-Suite Bathrooms
- Open Plan Reception
- Separate Utility Room
- PLEASE NOTE: Residential Parking Permits Are Not Available With This Apartment
- Moments From Gladstone Park

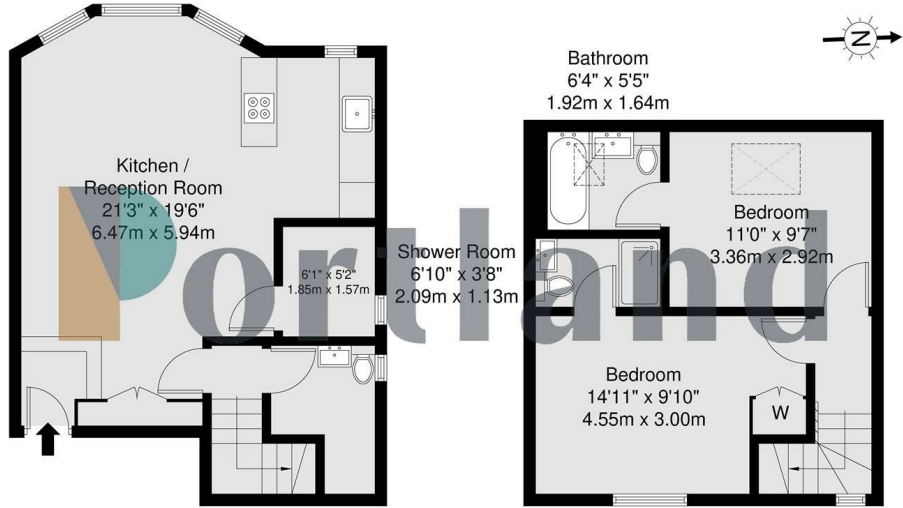




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GROSS INTERNAL AREA
76.1 sq m / 819 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
76.1 sq m / 819 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
0.5 sq m / 5 sq ft
- EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 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.