



5 Bedroom
Melrose Avenue, NW2

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

£1,150,000
Freehold

Positioned on one of Willesden Green's most desired residential roads, is a substantial 4/5 bedroom semi-detached home with an envious garden

Held by the same family for over 60 years is a charming family home boasting charm and original features. With nearly 1900sqft of accommodation in total, buyers can expect to be impressed with the ceiling height and well proportioned rooms. After being immediately greeted by the original Victorian tiles, there is a large reception room to the right, with ceiling rose, cornicing, fire place and stunning bay window – all features found throughout. Further down, is a large kitchen and dining room, with another reception room to the rear. There is also a downstairs w/c. Upstairs is the family bathroom and 5 bedrooms, one of which one could make an excellent study or dressing room. The home benefits a 54ft private garden and also residents parking permits.

This home is presented in good condition, and offers scope for improvement either by utilising the current footprint or adding extra space to the rear, side & loft (subject to planning) to create a long lasting family home.

Melrose Avenue is positioned perfectly between the rolling green space of Gladstone Park and a short stroll from Willesden Green Station and its plethora of shops and eateries.

- Semi-detached Victorian home
- Nearly 1900sqft of accommodation
- 54ft Private garden
- 4-5 Bedroom freehold house
- Potential to extend subject to planning conditions
- Residents parking permits
- Popular residential road equidistant to Gladstone Park & Willesden Green station
- Gorgeous original features throughout
- Bay window which floods in natural light
- Incredible ceiling height

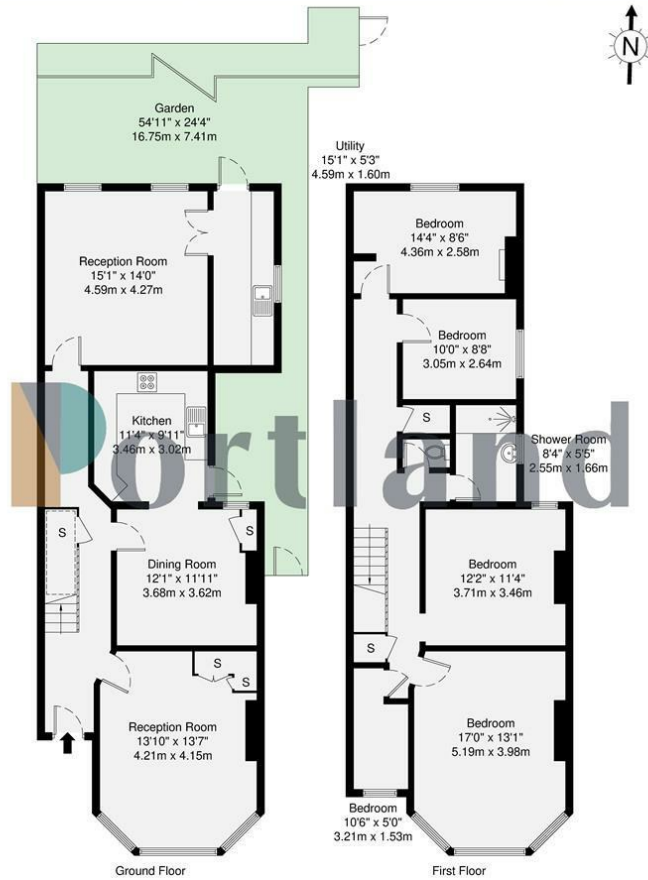




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Melrose Avenue, NW2

GROSS INTERNAL AREA
171.5 sq m / 1846 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
171.5 sq m / 1846 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.2 sq m / 45 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
124.1 sq m / 1335 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.

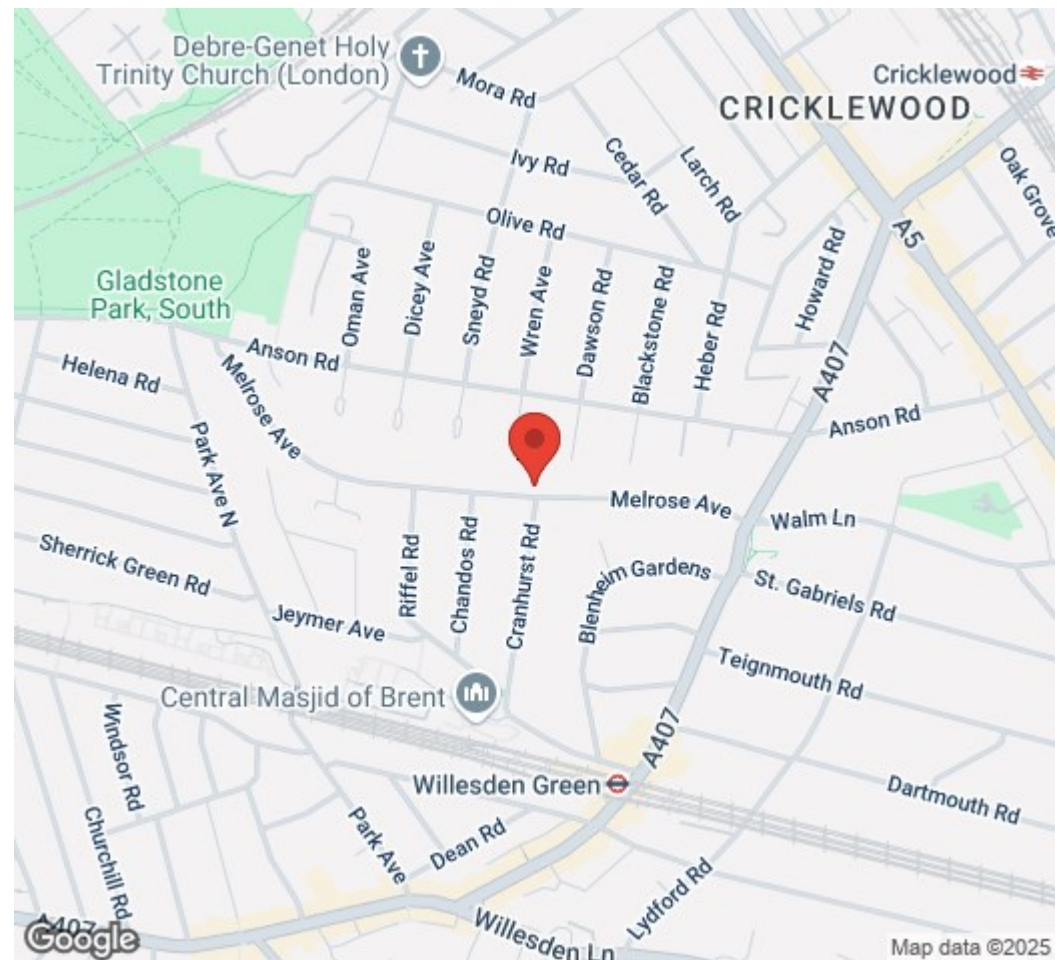


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.