



St Pauls Avenue, NW2



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898.00
sq ft

We are delighted to be able to offer FOR SALE this fully refurbished Ground Floor Flat, set within this historic red brick building known as Avenue Mansions. You enter this elegant building into this impressive communal hallway with its original tiled floor which has been beautifully kept.

This property offers a 14 ft reception room with beautiful parquet flooring, a modern eat-in kitchen, and a contemporary bath/shower room. Other benefits include the use of the pretty communal gardens and an entry phone.

St. Pauls Avenue is conveniently located just five minutes walk to Willesden Green Jubilee Station (Zone 2) and Walm Lane with its delis, restaurants, and cafes. The 86 acre Gladstone Park is nearby with its outdoor gym, tennis courts, and cafes. Viewing is recommended.

- A recently refurbished Ground Floor Flat
- Two double bedrooms and a spacious reception room
- A short walk to the local amenities
- Share of Freehold
- Communal gardens & entry phone system
- Early viewing is highly recommended

£550,000 Share of Freehold

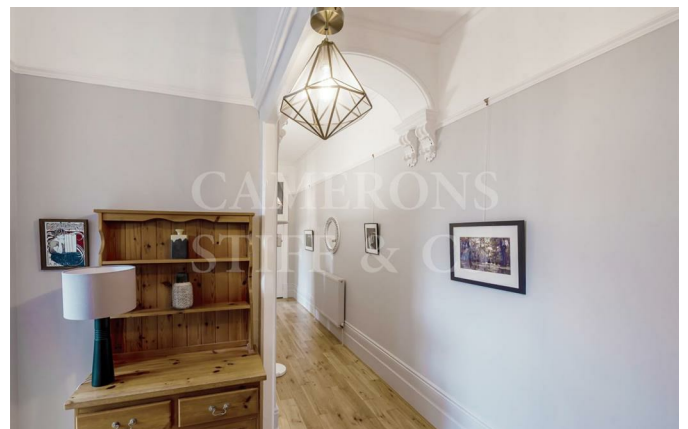
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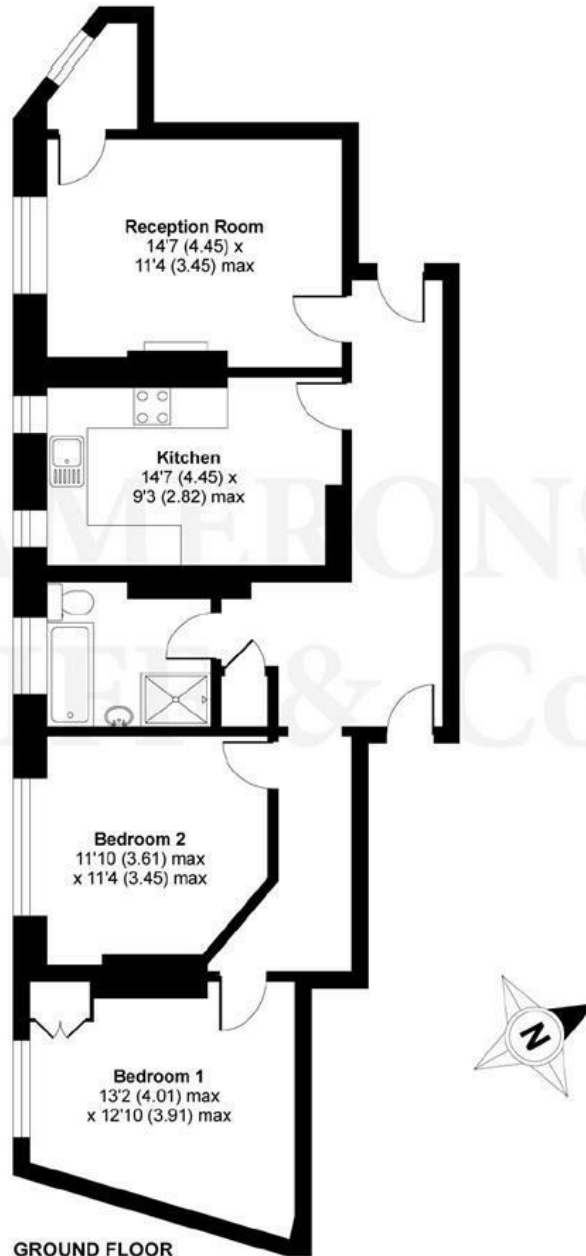
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

St. Pauls Avenue, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 898 SQ FT 83.4 SQ METRES



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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