



## Melrose Avenue, NW2

### Freehold - £1,450,000

A well presented Victorian semi-detached family home situated on a sought-after road in the heart of Willesden Green. The property has a total GIA of 2,740 sq ft.

The property is in good condition throughout and retains a number of original Victorian features. A large diner/kitchen is situated at the rear of the property and is abundant in natural light throughout the day owing to the southerly aspect. A 53ft lawned garden is accessible via a set of French doors at the rear, in addition to the side-return. The garden is uniquely secluded owing to the property's position overlooking the rear gardens of Riffel Road and Kenneth Crescent. The upper floors offer six bedrooms and two bathrooms.

Melrose Avenue is a quiet, residential tree-lined road, situated moments from the amenities of Walm Lane in addition to being a short walk from the coveted Gladstone Park. A number of excellent state and private schools are also close by.

- 6 bedroom Victorian semi detached house
- Original fireplace mantle & decorative ceiling coricing
- Willesden Green (Jubilee - Zone 2)
- COUNCIL: F

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## Melrose Avenue, London, NW2

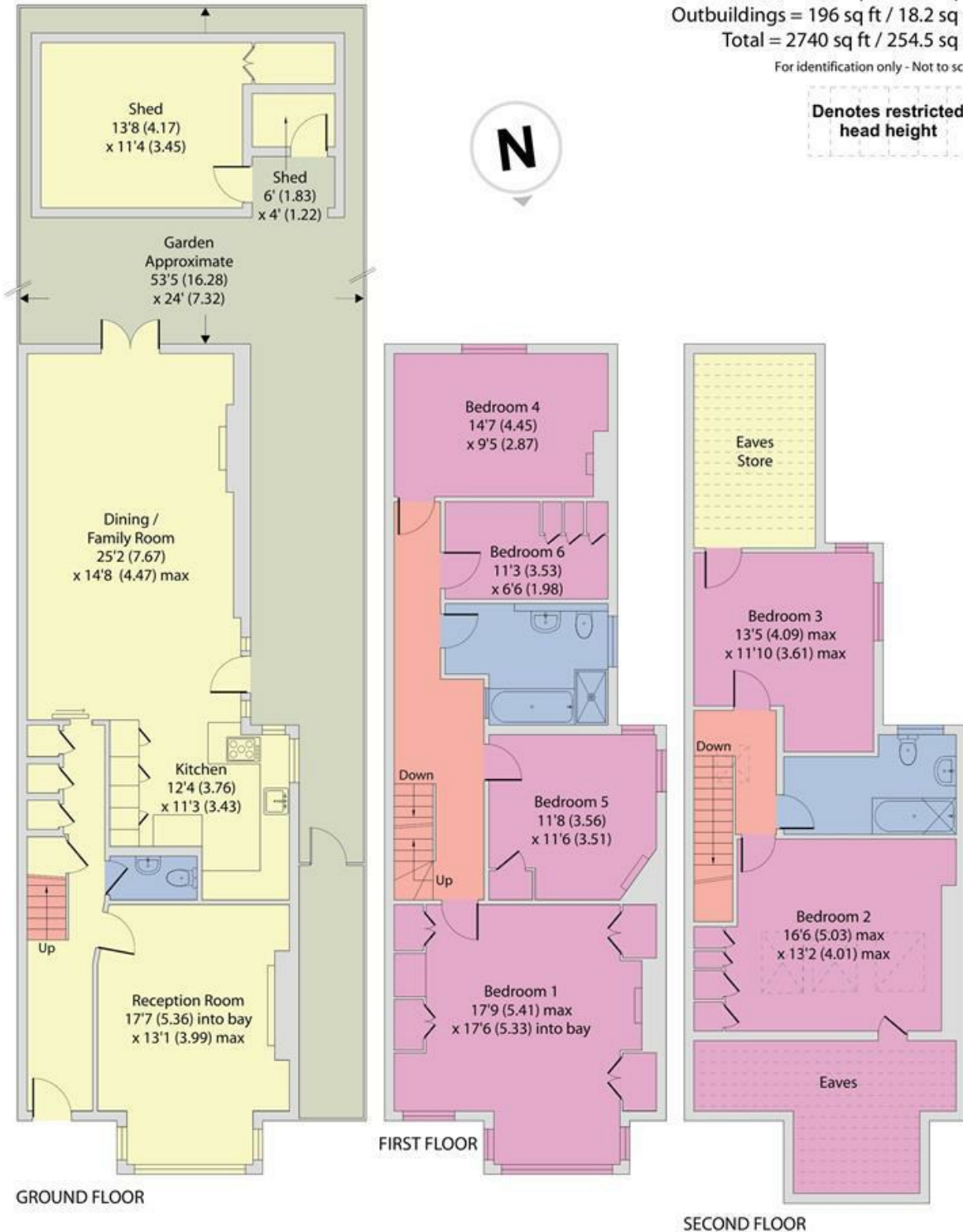
Approximate Area = 2396 sq ft / 222.6 sq m

Limited Use Area(s) = 148 sq ft / 13.7 sq m

Outbuildings = 196 sq ft / 18.2 sq m

Total = 2740 sq ft / 254.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1096859

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