



## Melrose Avenue, NW2

Freehold - £1,250,000

FOR SALE solely through Camerons Stiff is this 1,759 sq ft house on Melrose Avenue. The property is currently arranged as two self-contained apartments, but the owner is looking to sell the Freehold.

The Ground Floor apartment comprises a bay fronted reception room with original wood flooring, two double bedrooms, a family bathroom and a separate kitchen leading out to the 66 ft south facing mature garden. The First and Second Floor offer a duplex apartment and comprises a spacious reception room with a separate kitchen, a family bathroom and three double bedrooms.

Melrose Avenue is moments away from Willesden Green and Cricklewood Broadway. The area offers an excellent array of local bars, restaurants and the green open spaces of the award winning 86-acre Gladstone Park.

Early viewing is highly recommended.

- OFFERED CHAIN FREE
- 5 bedroom house currently arranged as 2 flats
- Willesden Green (Jubilee - Zone 2) & Cricklewood Thameslink
- COUNCIL: Brent (D)

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## Melrose Avenue, London, NW2

Approximate Area = 1735 sq ft / 161.1 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1759 sq ft / 163.3 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). © n/checom 2024. Produced for Camerons Stiff & Co. REF: 1119844

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