



## Melrose Avenue, NW2

### Freehold - £900,000

A four-bedroom semi-detached 1930s home, offering 1529 sq ft of extended living accommodation, situated on a quiet residential street close to Willesden Green.

With high ceilings and plenty of light throughout, the Ground Floor comprises a bay fronted reception room, family bathroom, a further reception/dining area which leads to a mature 38 ft private rear garden including a garage, and a separate large kitchen. The First Floor offers four double bedrooms which are serviced by a three piece bathroom. The property has been maintained to a good standard throughout and offers potential for further customisation and modernization (STPP).

Melrose Avenue is ideally positioned to access the amenities of both Walm Lane and Willesden Green, offering a wide selection of local delis, independent eateries, and restaurants. Excellent transport links include Willesden Green (Jubilee-Zone 2), as well as local bus routes. The coveted Gladstone Park is a short walk away, featuring outdoor cafes, tennis courts, and an outdoor gym.

- 4 bedroom 1930s semi-detached home
- Offering 1529 sq ft of accommodation
- 38 ft private garden with garage
- Transport includes Willesden Green (Jubilee-Zone 2)
- COUNCIL: Brent (F)

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## Melrose Avenue, London, NW2

Approximate Area = 1529 sq ft / 142 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1682 sq ft / 156.2 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). © nchecon 2024. Produced for Camerons Stiff & Co. REF: 1148939

EPC: D  
Ref: 18769133

