

**Sales:** 020 8452 7000  
**Lettings:** 020 8900 2121  
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**Melrose Avenue**

, London, NW2 4JY

**Asking Price £525,000**



Floor Plan

Melrose Avenue, NW2 4JY

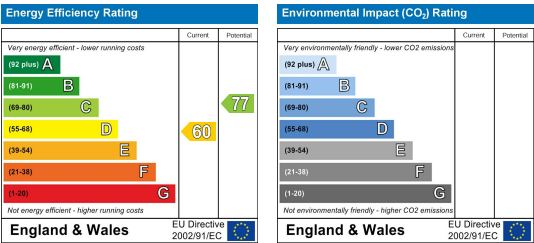
Approx. Gross Internal Area = 83.9 sq m / 903 sq ft



Ref Copyright THE BLEU PLAN  
Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan 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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- No Upper Chain
- Two Bathrooms
- Balcony
- Three Bedrooms
- Sought After Location
- 0.4 Miles to Willesden Green Underground Station (Jubilee Line - Zone 2)
- Use of shared garden.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS  
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E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley  
Middlesex HA9 6AH  
Sales 020 8900 2811  
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E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden  
London NW10 0AD  
Sales 020 8452 7000  
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Willessden Green

33 Walm Lane, Willessden Green  
London NW2 5SH  
Sales 020 8452 7000  
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Kensal Rise

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