



Melrose Avenue, NW2

Share of Freehold - £450,000

For Sale is this well-maintained two-bedroom flat, occupying the First and Top floor of a handsome Victorian terraced conversion on the sought-after Melrose Avenue — a wide, tree-lined residential street in the heart of Willesden Green. This charming property would suit a range of buyers, from first-time purchasers to professionals or investors looking to add value in a prime North West London location.

Spanning approximately 728 sq ft, this generously proportioned split-level home features a bright bay-fronted reception room with high ceilings and a semi open-plan, fully fitted kitchen.. The property offers two large bedrooms, one of which benefits from its own en-suite bathroom, while a separate three-piece family bathroom serves the rest of the home. With thoughtful layout and plenty of built-in storage throughout, this flat offers both practicality and potential.

Ideally located, Melrose Avenue is just a short walk from Willesden Green station (Jubilee zone 2), providing fast and direct access into Central London and the City. The expansive 86-acre Gladstone Park is also nearby, offering green open space, scenic walks, and a variety of outdoor activities. Local shops, cafes, and bars along Walm Lane are easily accessible, making this an ideal location for both convenience and lifestyle.

020 7328 2828

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk



Melrose Avenue, London, NW2

Approximate Area = 728 sq ft / 67.6 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 777 sq ft / 72.1 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



SECOND FLOOR

EPC: D

Ref: 19346440



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Camerons Stiff & Co. REF: 1340450

