



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Melrose Avenue, London, NW2

£450,000

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A ground floor two bedroom flat with sole use of a south facing garden, offering an excellent opportunity for buyers looking to create a home to their own taste. The property requires updating but has huge potential and is well positioned close to the Jubilee Line in Zone 2, providing fast and convenient access into central London.

The accommodation includes two bedrooms, a reception room, kitchen and bathroom, with direct access to a private south facing garden. The flat is vacant and available for immediate purchase, with the added benefit of a brand new 125 year lease. Representing strong value in a sought after location, this is an ideal home or investment opportunity.

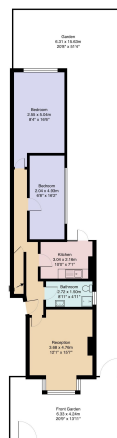




- Ground floor two bedroom flat
- Requires updating with scope to add value
- Separate kitchen and bathroom
- New 125 year lease
- Close to Zone 2 Jubilee Line at Willesden Green
- Sole use of private south facing garden
- Bright reception room with garden access
- Vacant and available for immediate purchase
- Excellent value in a popular location
- Ideal first home or investment opportunity

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Melrose Avenue, NW2
Total Area: 65.1 sq. ft. (125 year leasehold garden, front garden)



Ground Floor

This floor plan is a representation of the property and is not a guarantee of the accuracy of the information. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided as a guide only and is not intended to be a substitute for a professional valuation. The information is provided as a guide only and is not intended to be a substitute for a professional valuation.

