



parkinsonfarr
estate agents

Under Offer



Melrose Avenue, Willesden Green, , NW2 4LH

£599,950 Leasehold

BOUTIQUE TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN-CALL NOW!

Amazing luxurious two bedroom ground floor flat with private garden just minutes from Willesden green tube station and moments from Gladstone Park. The property comprises of a fully open plan kitchen/living room with bi-folds to decked area and garden, 2 double bedrooms, modern bathroom and access to a private garden. Nearest tube station is Willesden Green (Jubilee Line).



To enquire or arrange a viewing call 020 8459 4555.

www.parkinsonfarr.co.uk





- Conversion
- 2 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : C
- Council Tax Band C
- Furnished
- Garden

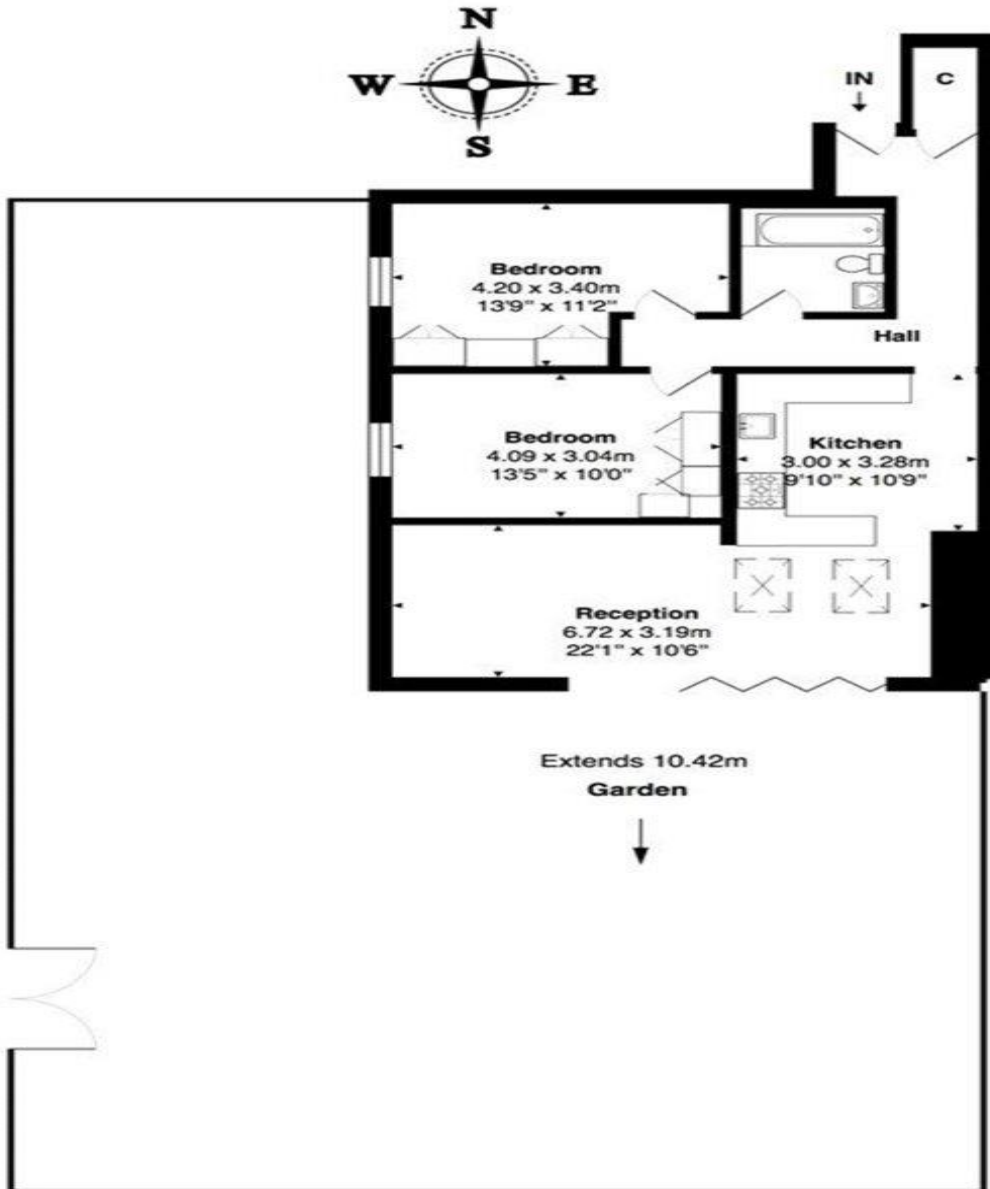
Directions





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC	



Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only