



## Melrose Avenue, NW2

### TO LET - £1,800 Per Month

AVAILABLE TO LET - is this spacious one bedroom flat, set on the Second Floor of a character property, close to Willesden Green.

Offering 447 sq ft of bright accommodation, the property comprises a large open plan reception/modern kitchen with a full range of appliances and a double bedroom which is serviced by a three-piece bathroom.

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.

- Bright 1 bedroom Second Floor Flat
- Offering 447 sq ft of accommodation
- Modern open plan kitchen/reception
- Transport: Willesden Green (Jubilee - Zone 2)
- Deposit: £2,076
- COUNCIL: Brent (C)

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APPROX. GROSS INTERNAL FLOOR AREA 447 SQ FT 41.5 SQ METRES



EPC: C  
Ref: 15081728

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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