



Melrose Avenue, London, NW2 4LH

Asking Price £540,000

Subject to Contract

- Soughtafter tree lined avenue
- High ceilings in reception room
- Share of freehold
- Two bedrooms that could hold double beds
- Private rear garden

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   | 48        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



**Melrose Avenue, NW2 4**

In attractive tree-lined road... a bright ground floor two bedroom flat with private garden, located on the corner of Melrose Avenue, one of the most sought after locations of Willesden Green. The property measures approximately 638 sq. Meters (638 sq. Feet). Features include unique circle bay windows with panoramic views, timber flooring throughout, double glazed central heating & fitted family bathroom. Melrose Avenue is close to all the amenities of Willesden Green (Zone 2/3). The property is shared with a share of Freehold and is built chain free.



Approximate Gross Internal Area: 638 ft<sup>2</sup> (excluding garden)

This plan is for illustrative purposes only and should be used as such by prospective purchasers. All measurements of doors, windows, room size and other items are approximate and should be taken as such, no responsibility is taken for any errors, omissions, or misstatements. Any appliances, fixtures or services shown have not been tested, therefore there is no guarantee as to their functionality and their efficiency.

69 Chamberlayne Road, London NW10 3ND  
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 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

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 Fax: +44 (0)2 8960 9989

