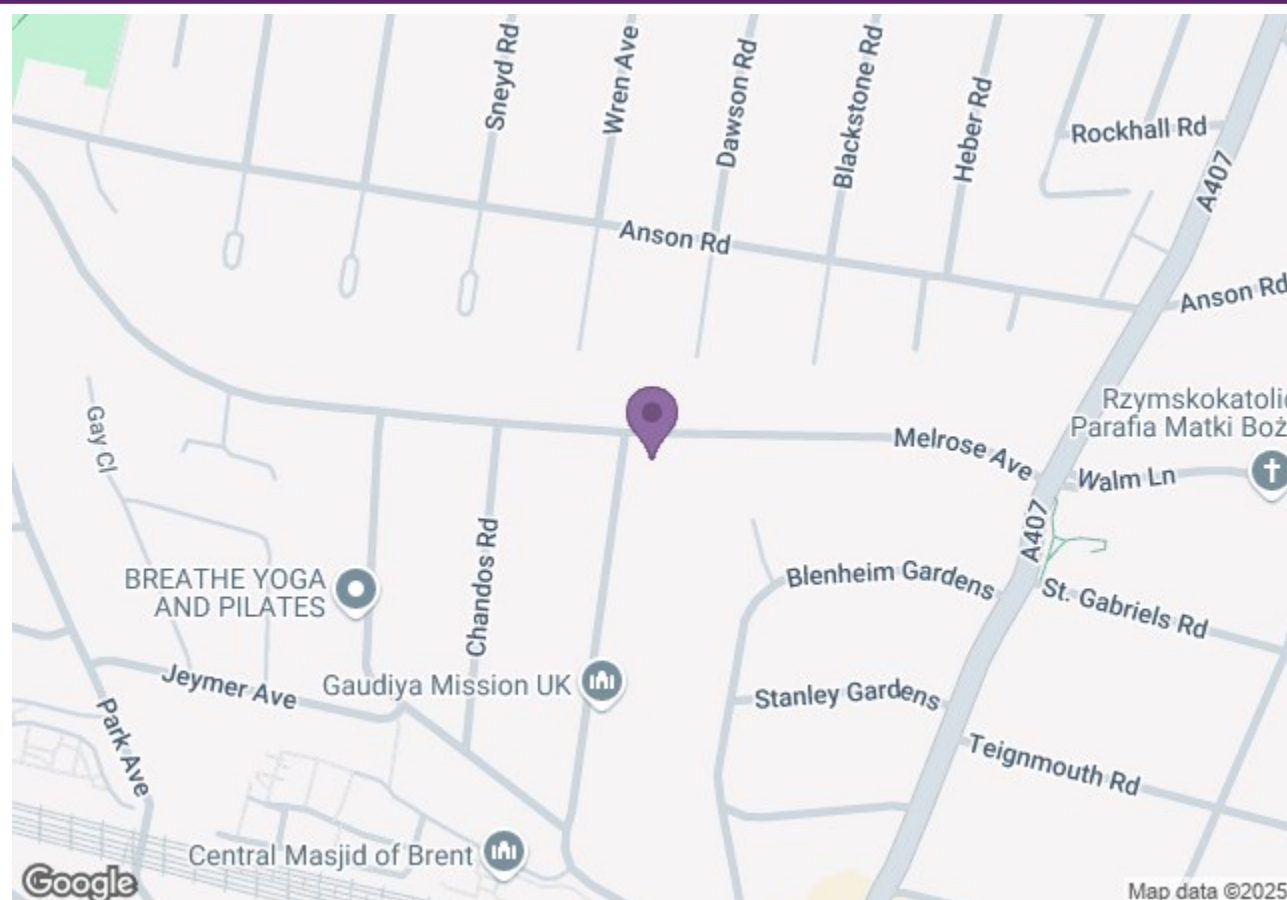




Melrose Avenue, London, NW2 4LH

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		
(21-38) F		
(1-20) G		
	48	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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.



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 and Willesden Green. The property measures approximately 638 sq. Meters (638 sq. Feet). Features include unique circle bay window with panoramic views, timber flooring throughout, double glazing, central heating & fitted family bathroom. Melrose Avenue is close to all the amenities of Willesden Green (shops, restaurants, cafés, parks and transport). The property is on a quiet line - Zone 2/3. The property is on a quiet line and is built on a chain free.



Approximate Gross Internal Area: 638 ft² (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, omission, or misstatement. Any appliances, fixtures or services shown have not been tested, therefore there is no guarantee as to their functionality and their efficiency.

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