



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 67 |
| (39-54) E | 48 |
| (21-38) F | |
| (1-20) G | |

| 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 | |

Melrose Avenue, London, NW2 4LH

Asking Price £640,000

Subject to Contract

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

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.



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Melrose Avenue, NW2 4LH

In attractive tree-lined road... a s
 first & second floor three bedr
 of the property include unique cir
 window with panoramic views, t
 style flooring throughout, double
 gas central heating located on the
 of a most sought after locatio
 Willesden Green.

The property measures approx. 1
 ft high ceilings in reception room
 space for dining table, separate
 kitchen, three bedrooms & two
 bathrooms, one of which is en s
 the largest bedroom.

Melrose Avenue is close to all th
 restaurants, cafes, parks and tre
 amenities of Willesden Green (J
 Line - Zone 2/3). The property is
 with share of Freehold and is bel
 chain free.

