

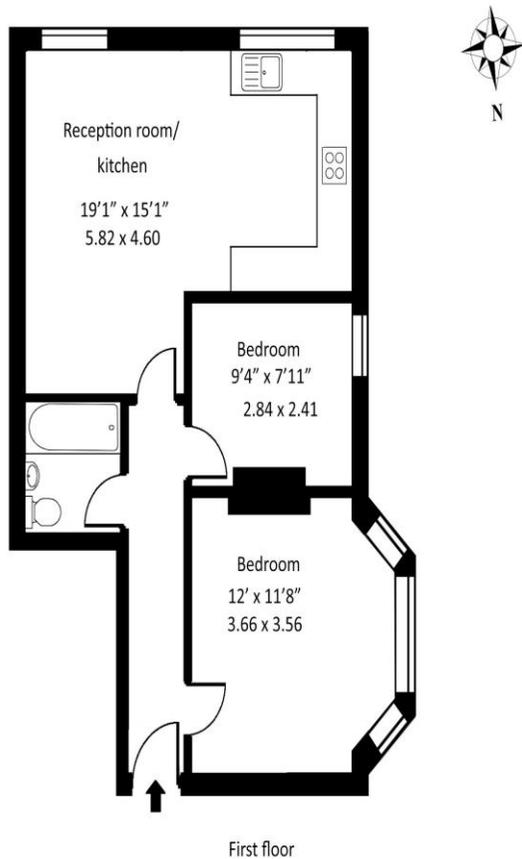


2 Bedroom Flat  
Melrose Avenue  
London NW2

- Two Double Bedrooms
- South Facing Communal Garden
- Loft Space Included
- Period Property

Auction guide price of £370,000  
LH+ShareFH

# Melrose Avenue, NW2



Approx gross internal area : 560.8 sq ft - 52.1 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. [www.tomelkphotography.co.uk](http://www.tomelkphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Being Sold via Secure Sale online bidding. Terms & Conditions apply. STARTING BID £370,000  
 Character filled two double bedroom first floor apartment (560 sq. ft.) set within this IMMACULATE DOUBLE FRONTED period house just moments from Gladstone Park. The property comes with potential to extend subject to planning. Share of Freehold and low outgoings makes this an ideal first time buyers property or buy to let. Long Lease 170 years, Loft space included which with planning could be made into a 2nd floor bedroom and ensuite. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.