



2 Bedroom
Melrose Avenue, NW2

 **Portland**
Trusted, every step of the way

Asking Price £400,000
Leasehold

A bright two bedroom first floor flat positioned on one of Willesden Green's most popular roads.

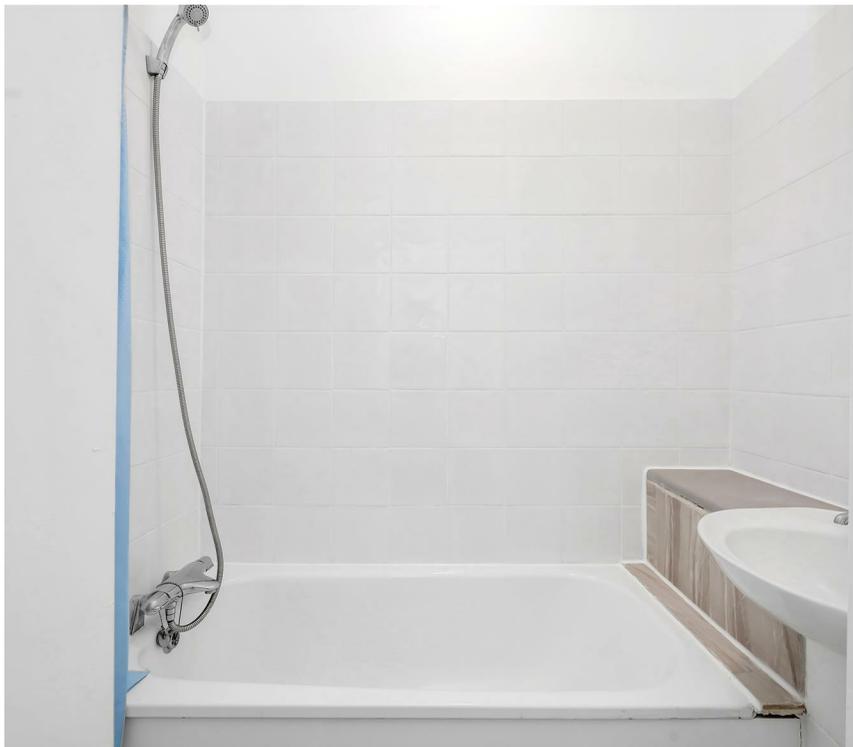
Melrose Avenue is a popular residential tree lined street with a mix of architecture. Positioned in a Victorian Semi-Detached corner plot allows for larger and more lateral accommodation compared to neighbouring terraced homes. The property is a short walk from the rolling green space of Gladstone Park, Willesden Green Underground Station (Jubilee Zone 2/3) and the bustling high street of Walm Lane.

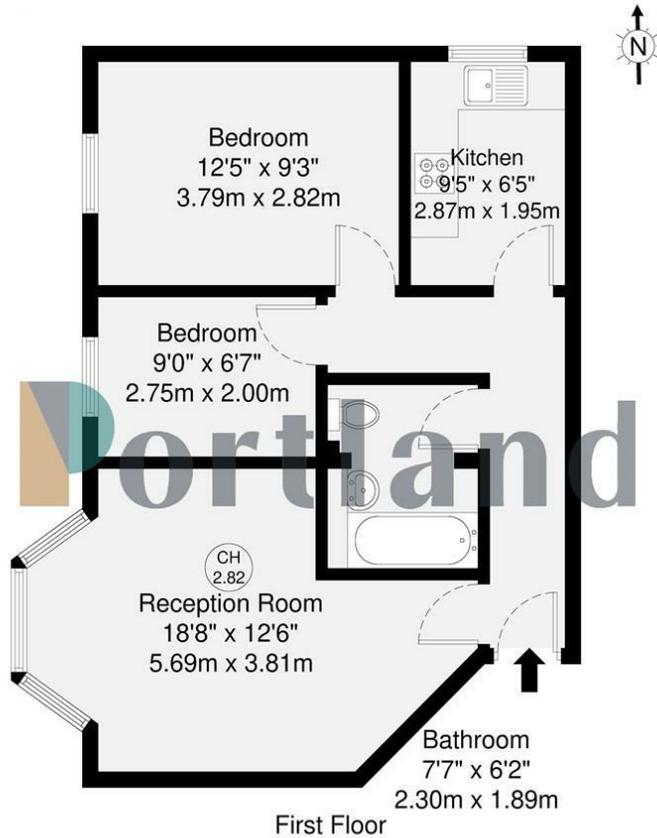
Buyers can expect a bright reception room, separate kitchen, family bathroom and two bedrooms.

Internally, the property is in fair condition and is a great opportunity for a buyer to add their own creative flair. A share of the freehold is also included in the sale and residents eligible to apply for a parking permit from Brent Council.

- Bright two bedroom apartment
- Share of freehold
- Vacant possession with no onward chain
- Perfect for first time buyers
- Moments stroll from Willesden Green station on the Jubilee Line
- Round the corner from the rolling green space of Gladstone Park
- Close to shops
- One of NW2's most popular roads
- Treelined street
- Low service charge of £1200pa







GROSS INTERNAL AREA (GIA) The footprint of the property 53.9 sq m / 580 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.0 sq m / 0.0 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
--	---	---	--

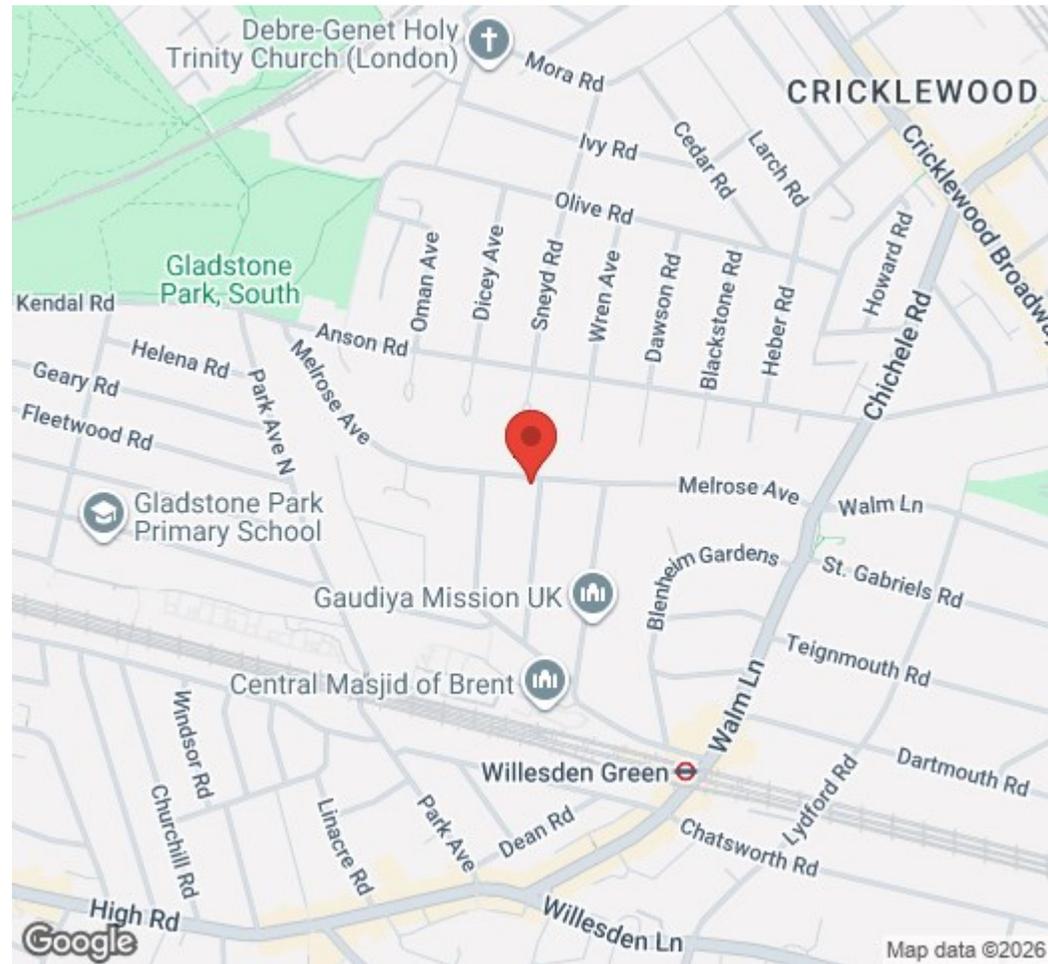
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Trusted, every step of the way

90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk



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			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	78

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		