



## Melrose Avenue, NW2

### Leasehold - £555,000

Situated within a charming red brick period building, this substantial first-floor flat occupies the entire level and offers well-proportioned accommodation

The property boasts an abundance of character and original features, including high ceilings that enhance the sense of space and light throughout, and has recently been reglazed with new windows installed throughout. The accommodation comprises a generous reception room, ideal for both relaxing and entertaining, two good-sized bedrooms, a separate kitchen, a bathroom, and an additional WC.

While the flat would benefit from renovation throughout, it presents an excellent opportunity for purchasers to modernise and create a superb home tailored to their own tastes and style. With its impressive footprint and classic period charm, the property is perfectly suited to those seeking space and potential in a highly desirable location.

Conveniently positioned within easy walking distance of Willesden Green Underground Station (Jubilee Line, Zone 2), the flat enjoys excellent transport links, providing swift access into Central London. The vibrant amenities of Willesden Green, including a variety of shops, cafés, and restaurants, are also close at hand.



020 7328 2828

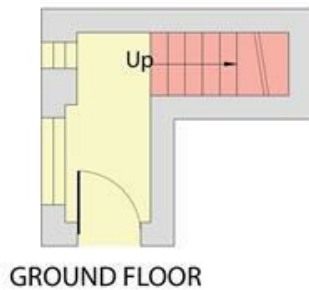
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## Melrose Avenue, London, NW2

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



EPC: E

Ref: 19693067



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Camerons Stiff & Co. REF: 1437378

