



## MELROSE AVENUE, NW2

£325,000

- One bedroom
- Split level
- Sought after location
- Great transport links
- Separate kitchen
- Reception

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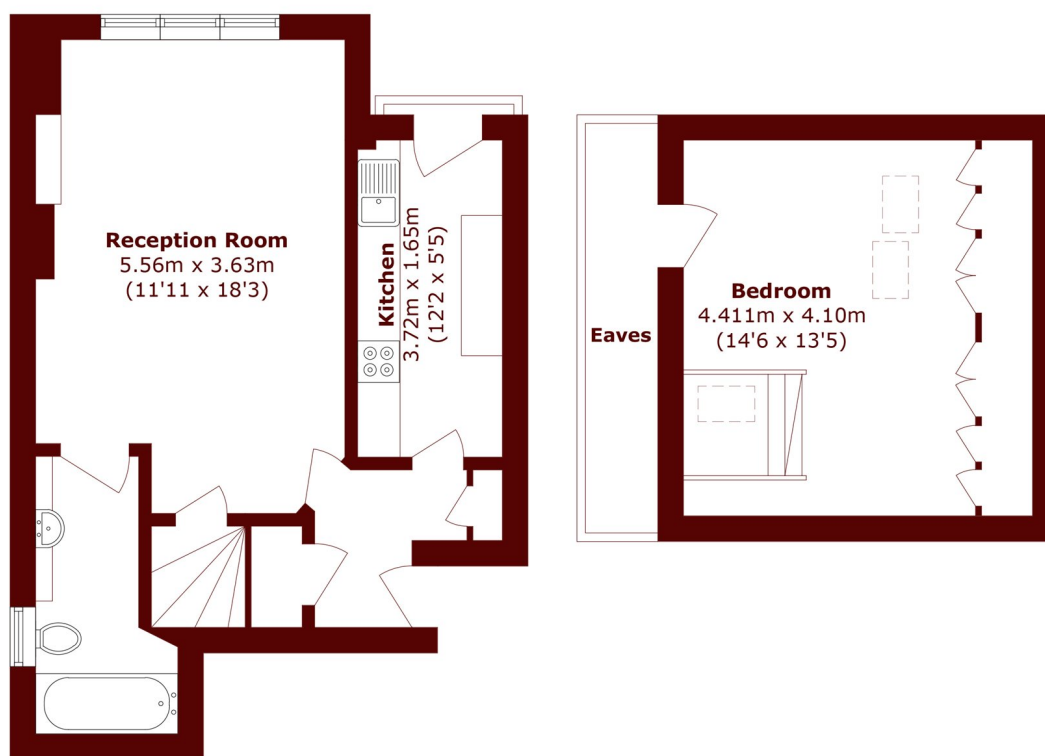
# ABOUT THE PROPERTY

Top Floor Upper Duplex, one-bedroom flat situated within this well presented converted house on Melrose Avenue. Property comprises of a large open plan reception room that can also be used as an additional dining area, a separate kitchen with a door opening onto a juliet balcony. The entire Second Floor is double bedroom with ample eaves storage space and built in wardrobes.

Melrose Avenue is a highly sought after road close to excellent transport links including Willesden Green (Jubilee zone 2), Cricklewood (Thameslink) and Kilburn (Jubilee zone 2) and the local amenities of Walm Lane.



# STEP INSIDE MELROSE AVENUE



**First Floor**

**Second Floor**

Total area (approx.): 54.6 sq. m (587.7 sq. ft)  
(Excluding Eaves)

**Willesden Green**  
020 8451 0420

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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