



## MELROSE AVENUE, NW2

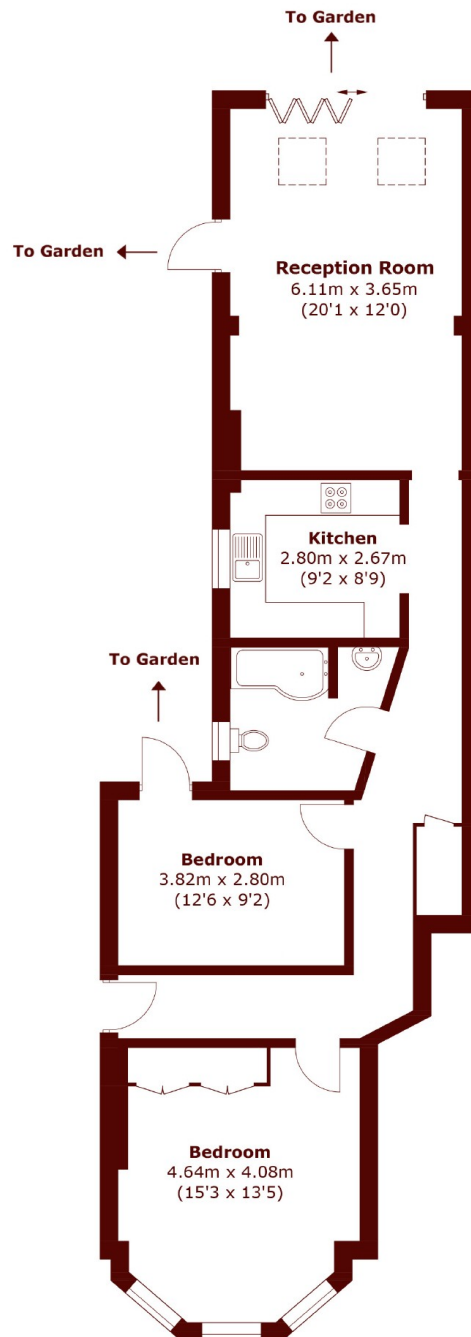
£700,000

This beautifully presented two double bedroom ground floor garden flat comprises a spacious reception room with bifold doors leading out to a private, south-west facing garden.

Two Double Bedrooms  
Private S-W Facing Garden  
Period Conversion

Off-street Parking  
Arranged Over 922sqft  
Private Entrance

# STEP INSIDE MELROSE AVENUE



Total area (approx.): 85.7 sq. m (922.4 sq. ft)

**Willesden Green**  
020 8451 0420

Energy Rating: C 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

**MARSH &  
PARSONS**