



Portland
Trusted. every step of the way

Melrose Avenue, NW2

£2,000 PCM

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A freshly redecorated two-bedroom flat occupying the entire first floor of an attractive end-of-terrace property, presented to the rental market in excellent condition throughout.

Finished to a high standard, this bright and airy home offers two bedrooms, a spacious open-plan kitchen/reception room featuring a fully integrated modern kitchen, and a brand-new contemporary bathroom.

Ideally located within easy reach of a wide range of local shops and amenities, the property also benefits from excellent transport links, with Willesden Green (Zone 2, Jubilee Line) just 0.4 miles away.

Both Gladstone Park and Mapesbury Dell are less than a mile away and offer a quiet respite and a variety of sports.

Offered furnished and available from 3rd April 2026.

Viewings are strictly by appointment only and early registration of your interest is highly recommended. Contact us today to arrange your viewing.

- PRIME LOCATION
- TWO BEDROOMS
- Excellent Surroundings
- Freshly Redecorated
- Close to Gladstone Park
- 0.4 Miles to Zone 2 Station
- Tree Lined Street
- EPC Band D

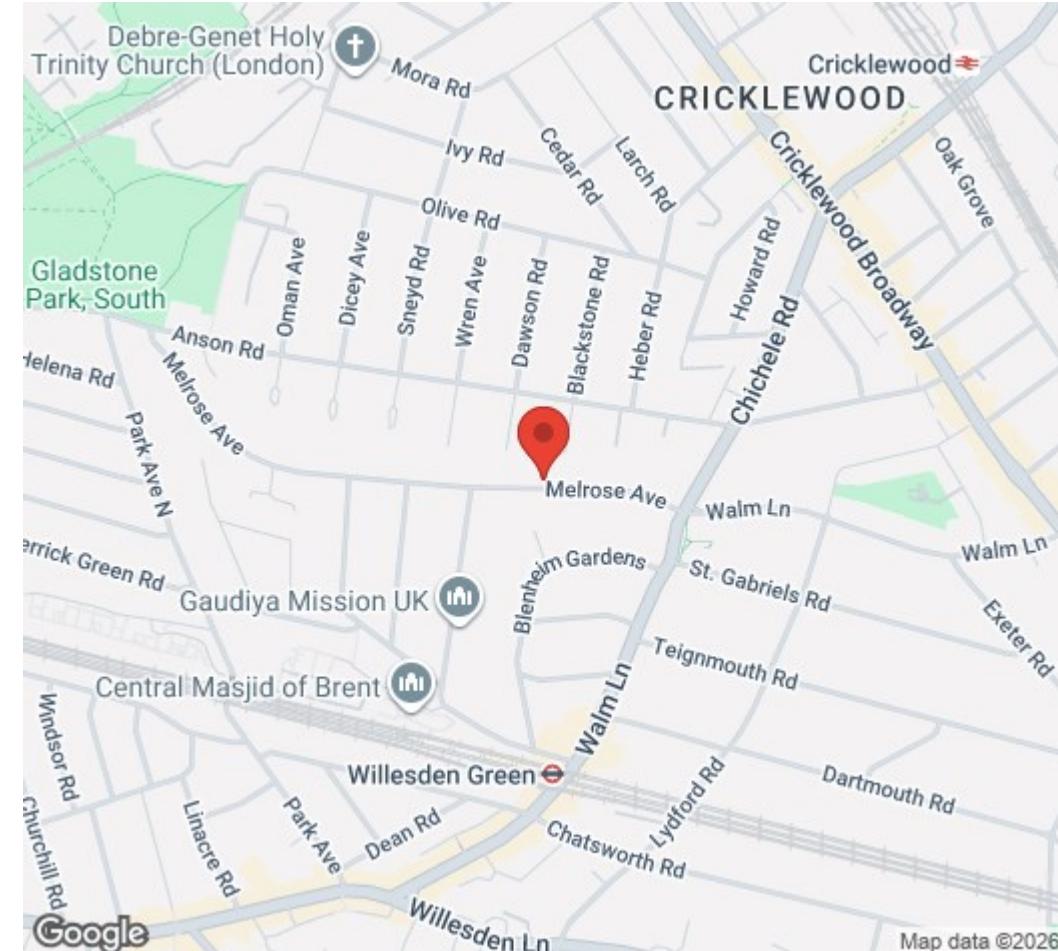






Portland
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Portland Estate Agents
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 | 75 | |
| (39-54) E | 63 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | 76 | |
| (39-54) E | 60 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.