



2 Bedroom
Melrose Avenue, NW2

 **Portland**
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Asking Price £400,000
Leasehold

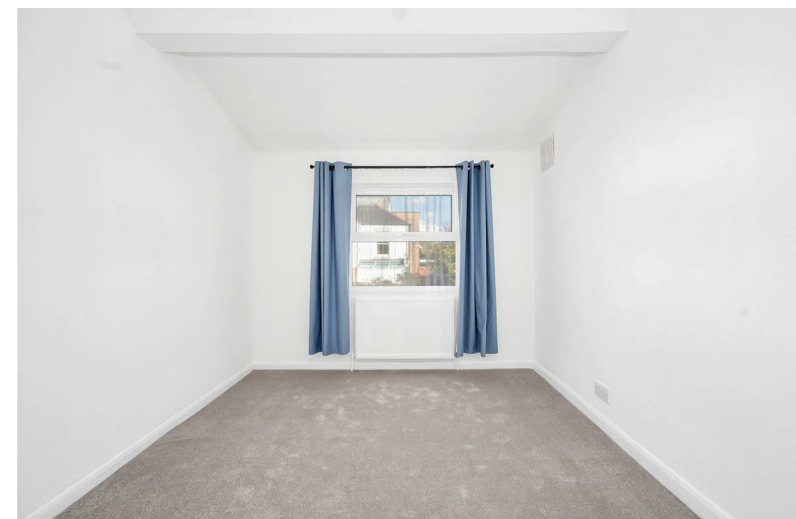
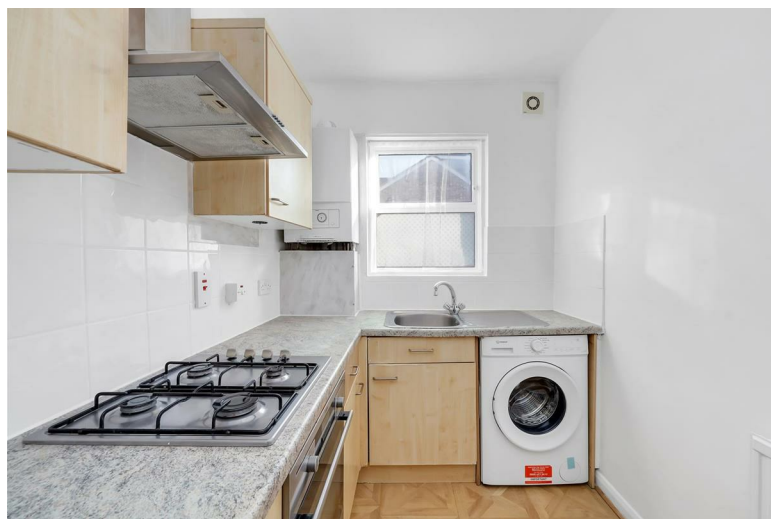
A bright two bedroom first floor flat positioned on one of Willesden Green's most popular roads.

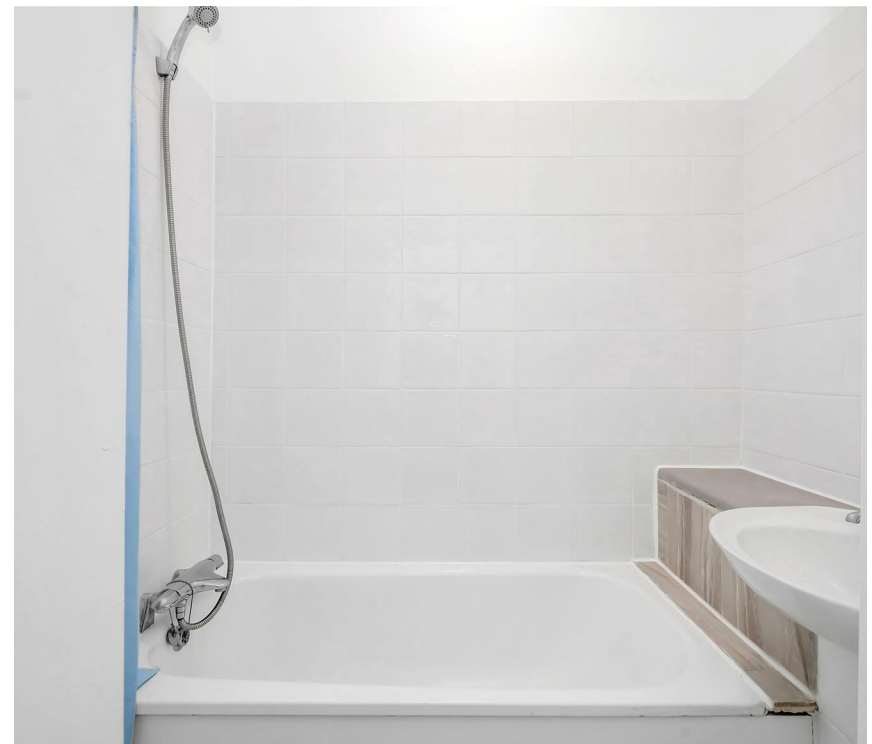
Melrose Avenue is a popular residential tree lined street with a mix of architecture. Positioned in a Victorian Semi-Detached corner plot allows for larger and more lateral accommodation compared to neighbouring terraced homes. The property is a short walk from the rolling green space of Gladstone Park, 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

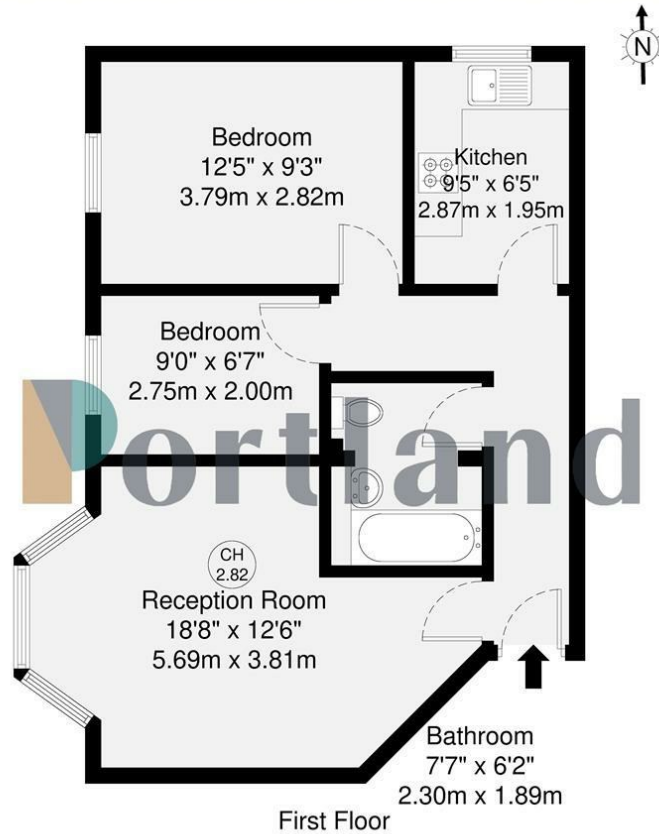




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Melrose Avenue, NW2

GROSS INTERNAL AREA
53.9 sq m / 580 sq ft



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.

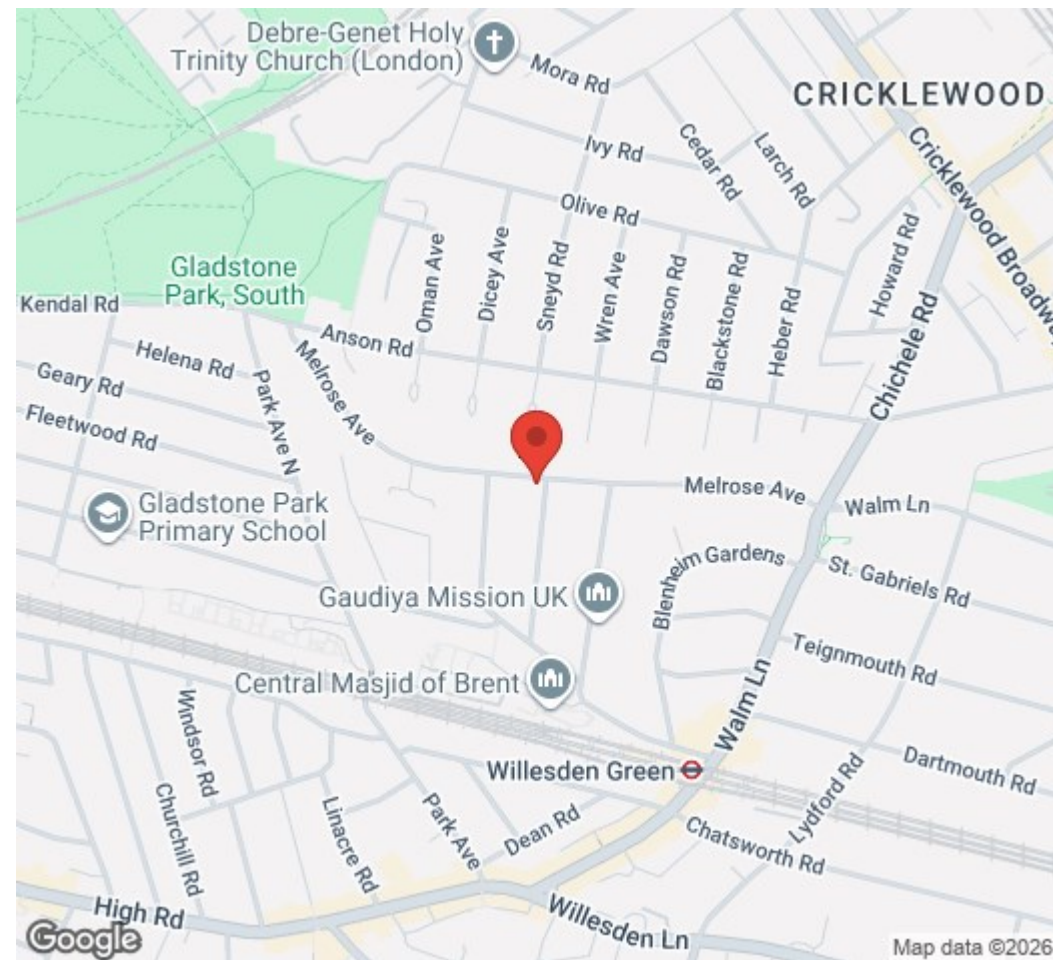


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Energy Efficiency Rating

	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	

Environmental Impact (CO₂) 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	

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.