


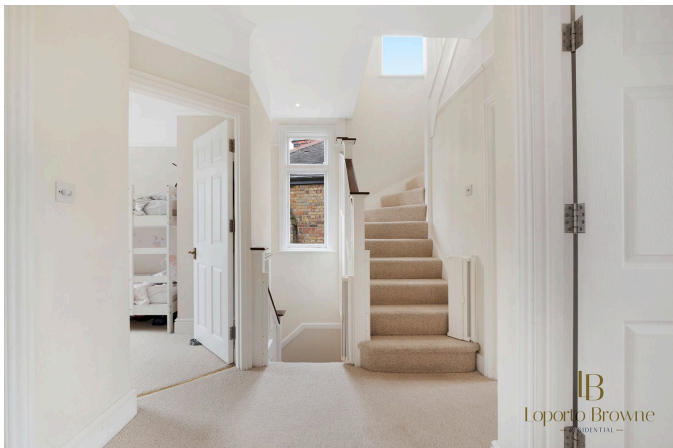


Melrose Avenue, NW2

£700,000

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- Guide Price: £700,000 to £750,000
- A superb three bedroom duplex apartment
- A private front and back garden
- Presented in immaculate condition
- A vast, full loft conversion which is the principal bedroom with en-suite shower
- Leasehold with a long lease (157 years left), very low maintenance costs (as there is no formal service charge just buildings insurance)
- Close to all the amenities of Willesden Green High Road
- Willing to consider offers and Dollis Hill Station both on the Jubilee line providing good connections into Central London
- Private back garden with sunny seating area, shed and BBQ area
- (approx. 15 minutes to Baker Street)
- We are pleased to be instructed to act as sole agents on this home, watch the video and contact us to arrange a viewing

Melrose Avenue
 Approx. Gross Internal Area 1158 Sq Ft - 107.59 Sq M
(Including Restricted Height Area & Excluding Eaves Storage)
 Approx. Gross Internal Area Of Eaves Storage 235 Sq Ft - 21.83 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Guide Price: £700,000 to £750,000

A superb three bedroom duplex apartment that oozes charm and period style, a private front and back garden. Lovingly renovated and only a short walk away from all the amenities of Willesden Green and the wonderful Gladstone Park is on the door step.

Boasting elegant, neutral décor, this fantastic three bedroom apartment is presented in immaculate condition. On entry the hallway provides access to a comfortable living room with period fireplace and bay window overlooking Melrose Avenue, ideal for eating, working or relaxing the room enjoys an abundance of natural light streaming through the sash windows, there is a separate well-equipped kitchen which overlooks the private garden.

Oli & Liana at LB Residential are delighted to act as sole agents on this home, watch the video and contact us to arrange a viewing.