



## Melrose Avenue, NW2

£700,000



- Two bedrooms
- South-West facing garden
- Period conversion
- Off-street parking
- Arranged over 922sqft
- Private entrance





## ABOUT THE PROPERTY

This charming, two-bedroom ground floor garden flat comprises a spacious reception room with bifold doors leading out to a private, south-west facing garden, a separate kitchen with integrated appliances, two great sized bedrooms and a four-piece family bathroom.

The property further benefits from a private entrance, off-street parking, side access, wood flooring and the potential to extend subject to planning permission and the relevant consents.

Melrose Avenue is a quiet, sought after road ideally located within easy reach of the local cafés, restaurants and amenities of Walm Lane. The 86-acre, green open spaces of Gladstone Park are nearby and transport links are superb from Willesden Green (Jubilee Line), providing easy access into the city.

Tenure: Leasehold

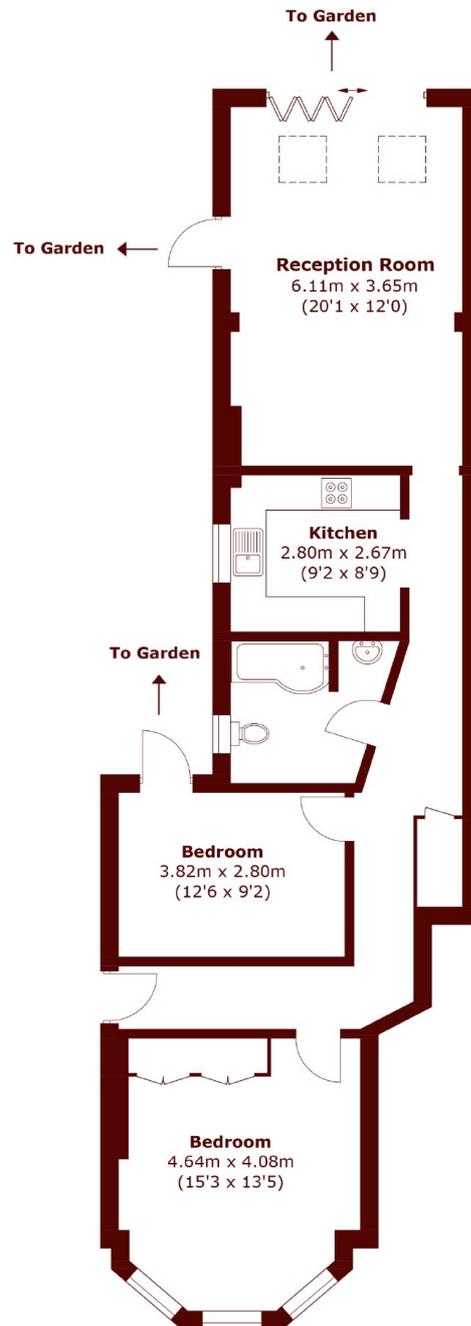
Lease Years Remaining: 101 years approx.

Service Charge: £866.62 per annum approx.

Annual Ground Rent: £150 per annum approx.

Council Tax Band: D





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

## Marsh & Parsons Willesden Green

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