



## Melrose Avenue, NW2

Leasehold - £699,999

For Sale is this exceptional two-bedroom period conversion flat with its own private entrance, offering 914 sq ft of living space. Ideally located on a quiet residential street near Willesden Green, just moments from Gladstone Park.

This bright, converted semi-detached home boasts high ceilings and wooden flooring throughout. The spacious main bedroom features bay windows, while the second double bedroom offers garden access. They are served by a large, four-piece bathroom with ample built-in storage. A modern rear kitchen flows into a skylit open-plan reception room and dining area with bi-fold doors that open to a stunning, private, south-facing garden with side access. Highlights include off-street parking and a side patio with extension potential (STPP).

Melrose Avenue is close to Walm Lane and Willesden Green, offering easy access to delis and independent eateries. Transport links include Willesden Green Station (Jubilee Line, Zone 2). The coveted 86-acre Gladstone Park is a short walk away, with cafés and tennis courts.

- 2 double bedroom period conversion flat
- 914 sq ft of living space.
- Private entrance and garden
- Off-street parking
- Council: Brent (D)

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## Melrose Avenue, NW2

Approx Gross Internal Area = 84.9 sq m / 914 sq ft

Restricted head height = 0.7 sq m / 8 sq ft

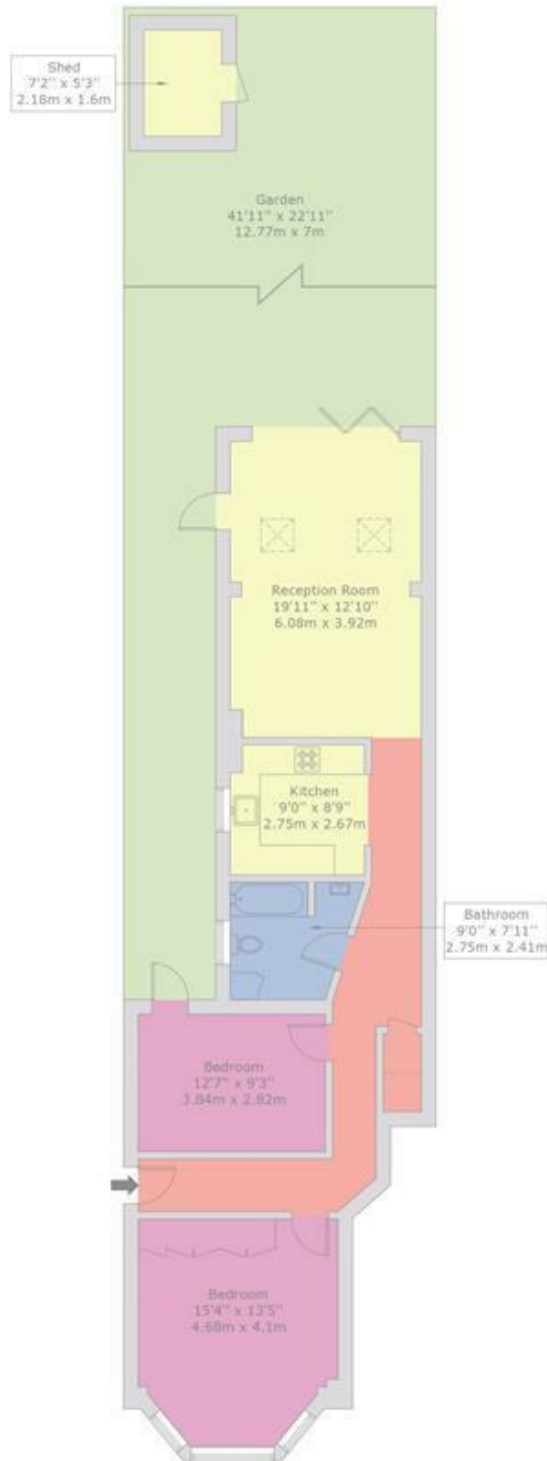
Shed = 3.5 sq m / 38 sq ft

Total = 89.1 sq m / 959 sq ft

For identification only - Not to scale



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR

EPC: C

Ref: 18839894



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Maximum lengths and widths are represented on the floor plan. Produced for Cameron Stiff & Co. Copyright © BLEUPLAN

