



## Melrose Avenue, NW2

Freehold - £1,499,950

Exclusively marketed by Camerons Stiff, this impressive semi-detached Edwardian home offers 1,966 sq ft of beautifully proportioned living space. Arranged over two floors, the property blends stylish modern design with carefully preserved period features throughout.

The Ground Floor is ideal for family living and entertaining, featuring a bright rear kitchen with a southerly aspect, skylights and bi-fold doors opening onto an 82 ft mature, secluded garden with side access. Planning permission (granted January 2023) allows for potential loft extension. The First Floor offers a principal bedroom with en-suite, two further bedrooms and a modern family bathroom. Additional benefits include underfloor heating to the living room, kitchen and bathrooms, off-street parking and loft storage.

Situated on Melrose Avenue, this handsome Edwardian home enjoys a highly desirable location in Willesden Green, within easy reach of Gladstone Park and the amenities of Willesden Green, Queen's Park and West Hampstead. Good transport links include Willesden Green (Jubilee Zone 2) and Cricklewood (Thameslink). Early viewing is highly recommended.



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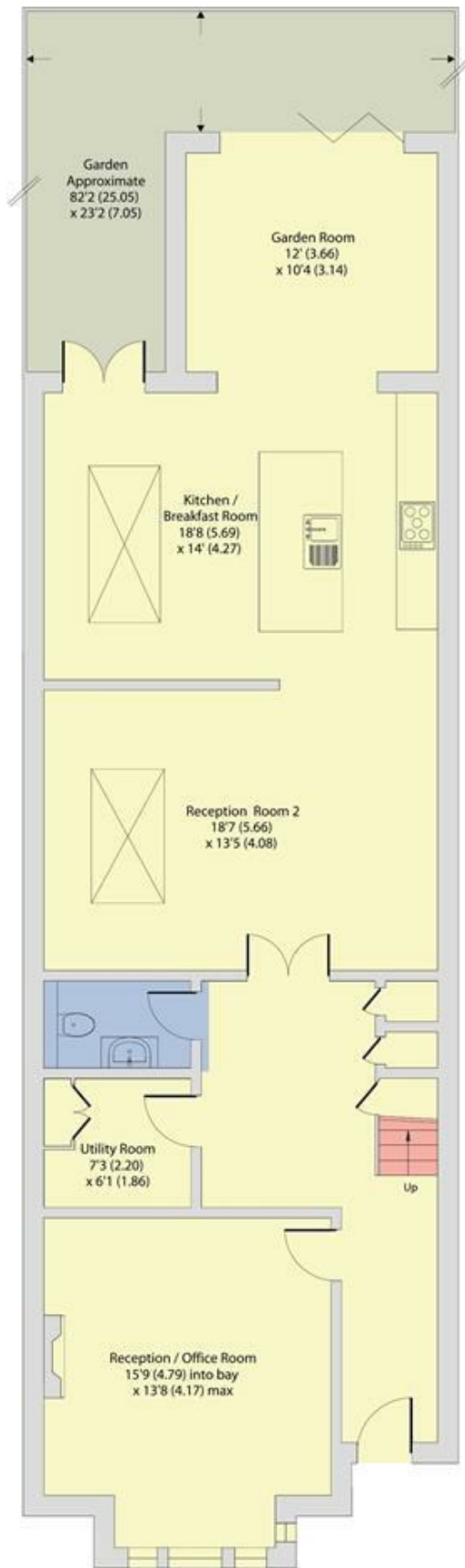




## Melrose Avenue, London, NW2

Approximate Area = 1966 sq ft / 182.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

EPC: C  
Ref: 19089944



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Camerons Stiff & Co. REF: 1397510 © nichecom 2026.

