



## St. Pauls Avenue, NW2

Leasehold - Share of Freehold - £499,950

Available For Sale and offered Chain Free is this Ground Floor, three bedroom flat within a purpose built block located in the heart of Willesden Green

Offering 818 sq ft of well laid out accommodation, the property comprises a bright and spacious reception room with a fireplace and access to the private balcony, a separate kitchen with integrated appliances and three bedrooms (one of which can be converted into a home office) and a three piece bathroom. This flat offers access to the communal gardens, with a private shed for the residents use only, a Leasehold over 900 years with Share of Freehold. There is also parking with a residents permit.

Situated on the top end of St Paul's Avenue towards Walm Lane, just moments away from the vibrant High Street of Willesden Green with excellent transport links into Central London via Willesden Green (Jubilee -Zone 2) and Dollis Hill (Jubilee - Zone 3) nearby.



020 7328 2828

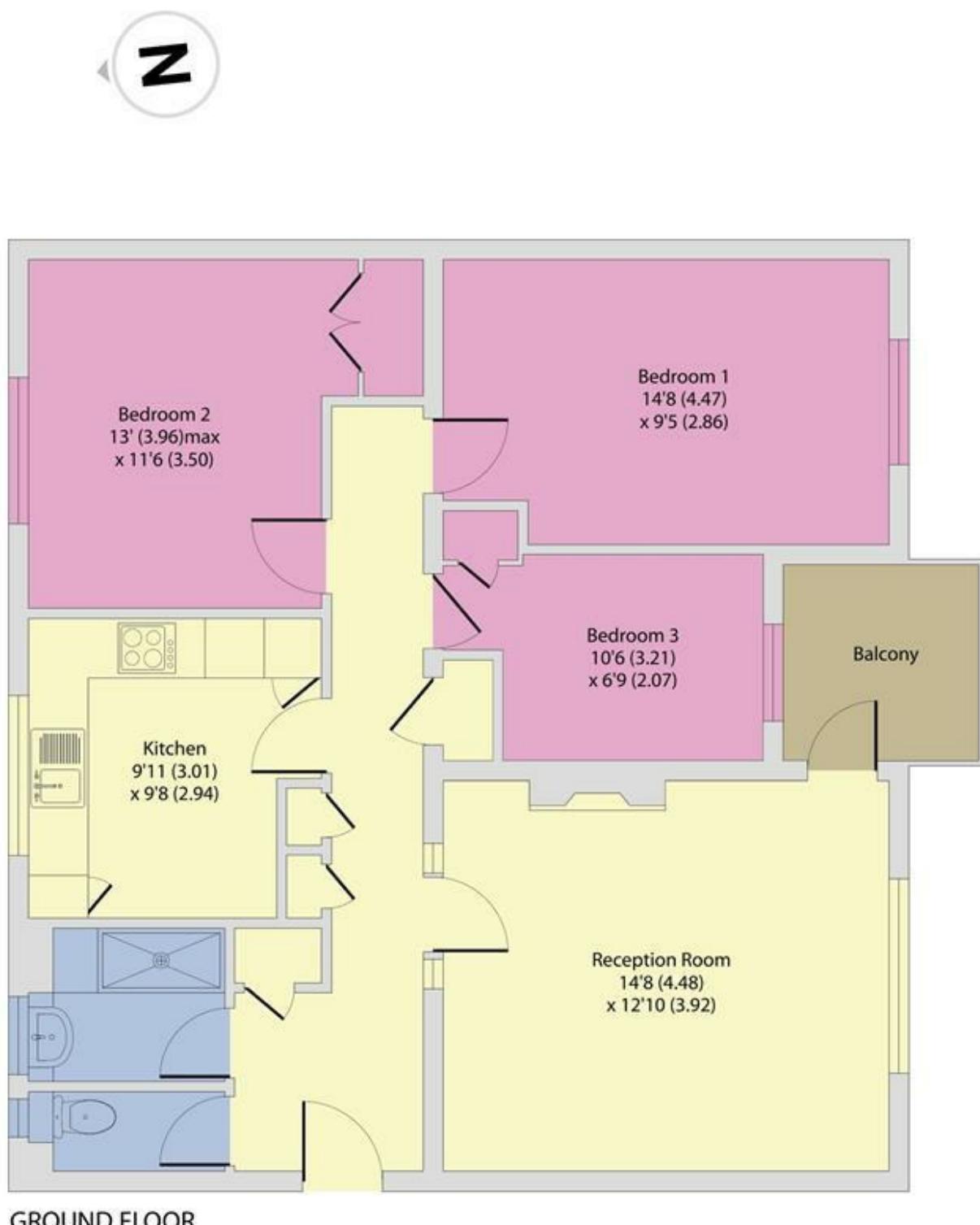
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[cameronsstiff.co.uk](http://cameronsstiff.co.uk)

St. Pauls Avenue, London, NW2

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR

EPC: D

Ref: 19541468



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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