



## Melrose Avenue, NW2 Freehold - £1,250,000

For Sale is this charming and characterful period residence extending to approximately 1,866 sq ft, arranged over three floors and offering elegant proportions and original detailing.

This attractive family home retains a wealth of period features including original fireplaces, high ceilings and wooden flooring. The Ground Floor provides two well-proportioned reception rooms and a separate dining room, offering further versatility. To the rear, a fitted kitchen and a conservatory, both providing direct access outside to a mature and private 74 ft garden, providing potential to extend (STPP).

The First Floor comprises three bedrooms, one of which has access to a charming front-facing balcony. There is also a family bathroom and a separate WC. The Top Floor features an impressive 22 ft loft room, a substantial and flexible space enjoying elevated views towards Gladstone Park.

Melrose Avenue is conveniently located for the amenities of Willesden Green, including its wide selection of shops, cafés and bars. Willesden Green station (Jubilee Line- Zone 2) offers swift and direct access into Central London.



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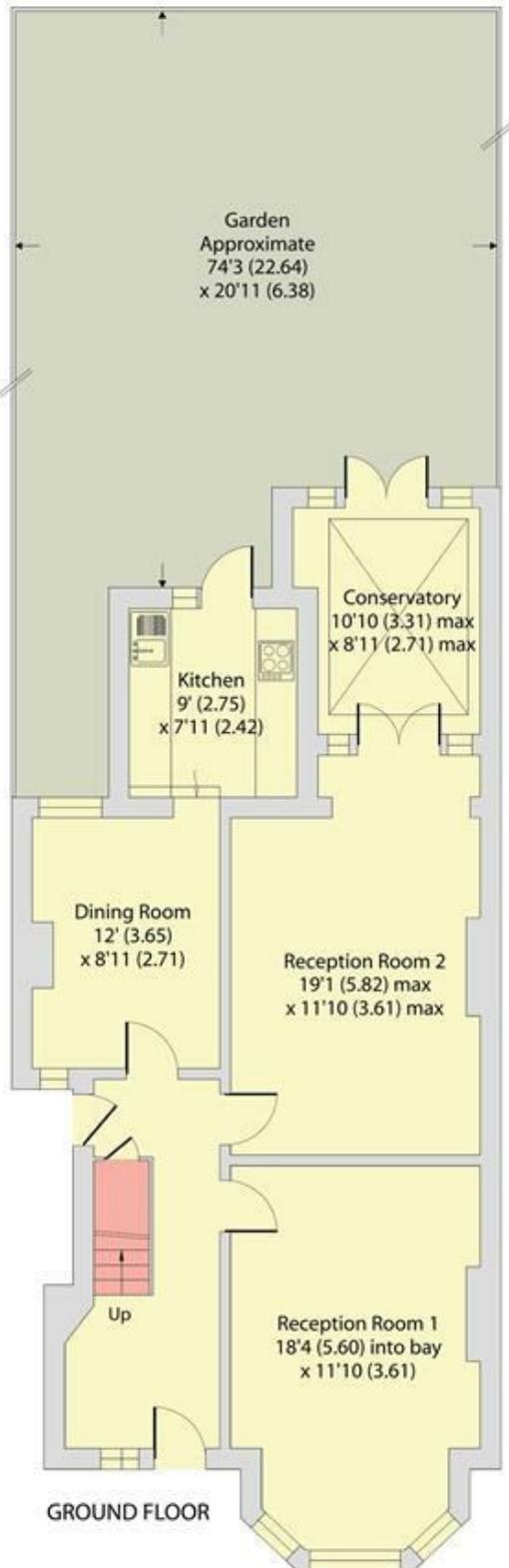




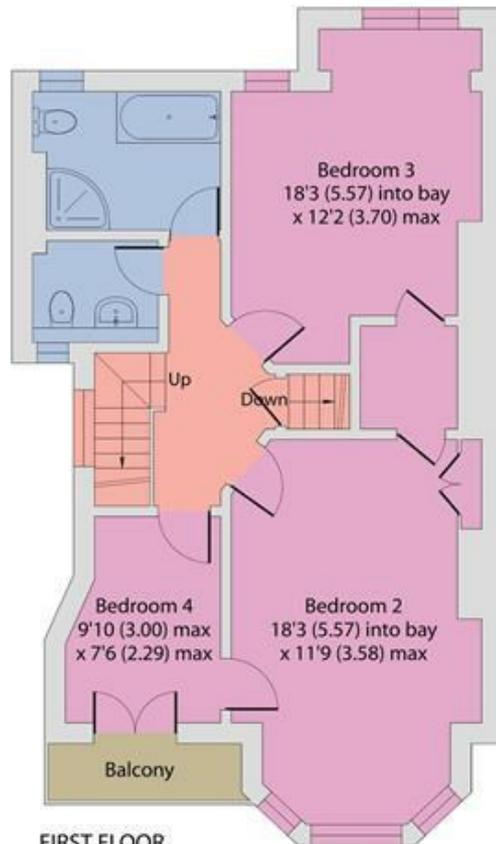
## Melrose Avenue, London, NW2

Approximate Area = 1866 sq ft / 173.3 sq m

For identification only - Not to scale



SECOND FLOOR



EPC: D

Ref: 19640486



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Camerons Stiff & Co. REF: 1415905

