Sales: 020 8452 7000
Lettings: 020 8900 2121
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Melrose Avenue

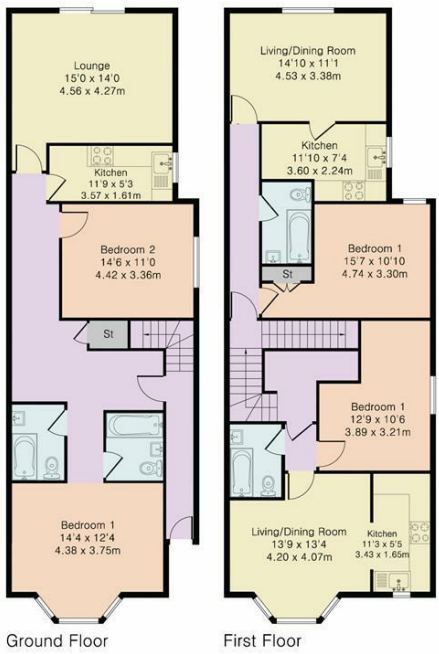
Willesden Green, London, NW2 4JT

£1,000,000

4 4 3 D

Floor Plan

Approximate Gross Internal Area 1897 sq ft - 176 sq m
Ground Floor Area 913 sq ft – 85 sq m
First Floor Area 984 sq ft – 91 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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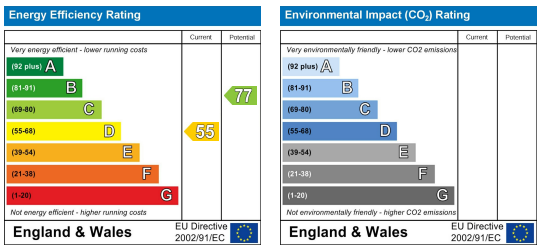
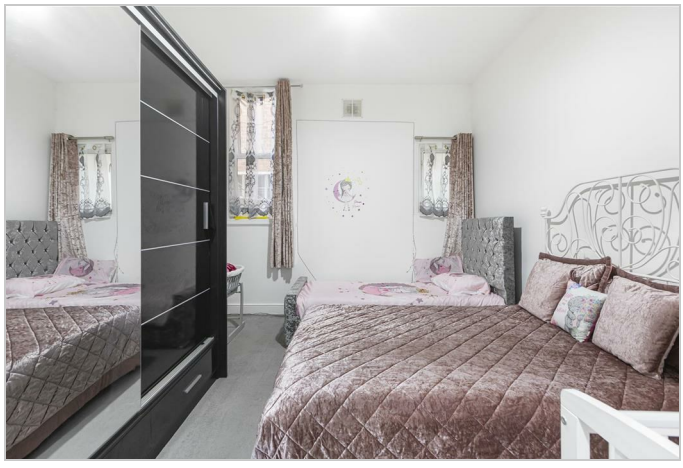
- 3 x Seperate Flats (1 Title)
- Two bed, two bath ground floor flat
- Two one bed flats to first floor
- No Upper Chain
- Current Annual Rent - £41,220 (Scope for Increase)
- Estimated Rental Income at Market Value - £54,000 p/a
- 0.3 Miles to Willesden Green Underground Station (Jubilee Line - Zone 2)
- Walking Distance to Gladstone Park
- Investment Buyers Only

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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