

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



Melrose Avenue, NW2

AVAILABLE NOW - An outstanding three double bedroom Garden Flat situated in the heart of the sought after Willesden Green that is offered part furnished with private garden and spanning 1062 sq ft, this lovely property provides ample space and natural light throughout.

This attractive period building and flat retains many of the original features combined with a modern finish. The open plan living area consists of a contemporary style integrated kitchen and bi-fold doors leading to a gorgeous 51 ft landscaped garden. Situated just a five minutes walk from Willesden Green (Jubilee) Station (Zone 2) makes this property exceptionally attractive to commuters into the City or West End.

- AVAILABLE NOW & offered part furnished
- Ground Floor Flat spanning 1062 sq ft
- 3 bedrooms, 1 bathroom
- Open plan, modern living area
- Private 51 ft landscaped garden
- Wooden flooring throughout
- Excellent transport links
- Close proximity to the 94 acre Gladstone Park
- Early viewings are recommended

Admin fee: £180 inclusive of VAT - Reference Fee: £45 inclusive of VAT per applicant - Inventory Fee may also apply

£517 Per Week

www.cameronsstiff.co.uk

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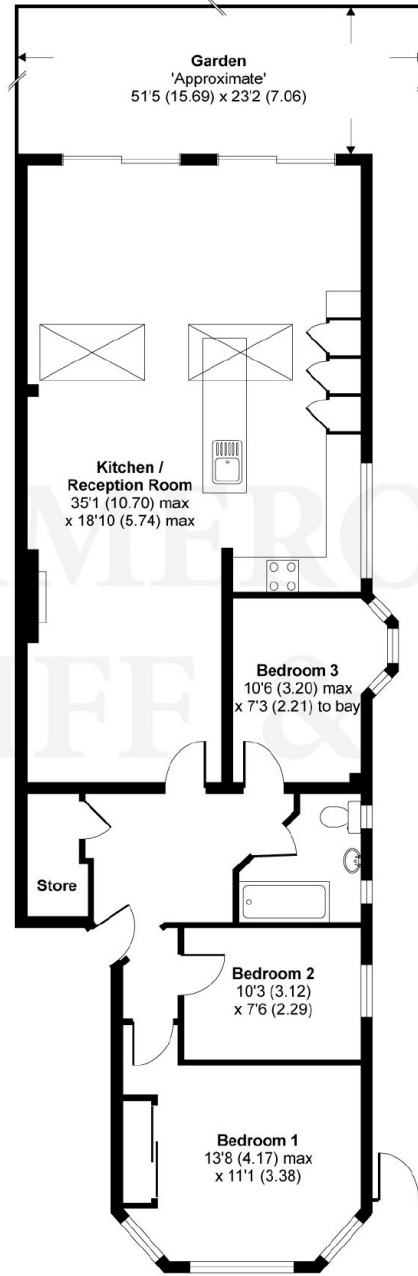
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Energy Efficiency Rating		Current	Potential
102-100	A		
92-101	B		
82-91	C		
72-81	D	66	76
62-71	E		
52-61	F		
42-51	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Melrose Avenue, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 1062 SQ FT 98.6 SQ METRES (EXCLUDES STORE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Admin fee: £150 +vat - Reference Fee: £30 +vat per application - Inventory Fee may also apply

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