

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



Melrose Avenue, NW2

Camerons Stiff & Co are pleased to offer to the market For Sale this six bedroom semi-detached period property retaining many of the original features. Situated within an exceptionally convenient position close to Willesden Green (Jubilee) Station (Zone 2), Walm Lane with its many shops & restaurants. Gladstone Park with its 92 acres of parkland and play area is also only five minutes walk away

Offering 2214 sq ft of living space, this family home comprises three reception rooms, contemporary kitchen, six bedrooms, three bathrooms (two en-suite). Externally, the property boasts a lovely garden laid to lawn with herbaceous borders and patio area, perfect for entertaining.

Excellent position within the catchment area of good local schools.

- 6 bedroom semi-detached house
- 2214 sq ft spread over 3 floors
- 3 bathrooms including 2 en-suite
- 3 reception rooms
- Security lighting and alarms
- Full gas central heating
- Ample storage space
- Utility room and cloak room
- Close to Jubilee Line Station
- Viewing highly recommended

£1,399,950 Freehold

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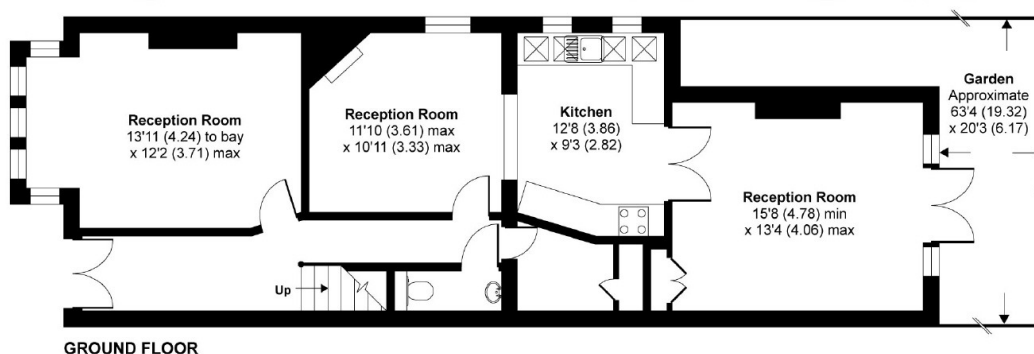
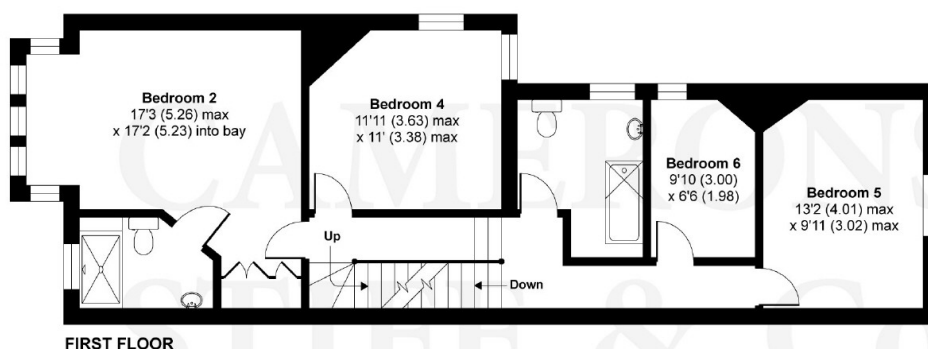
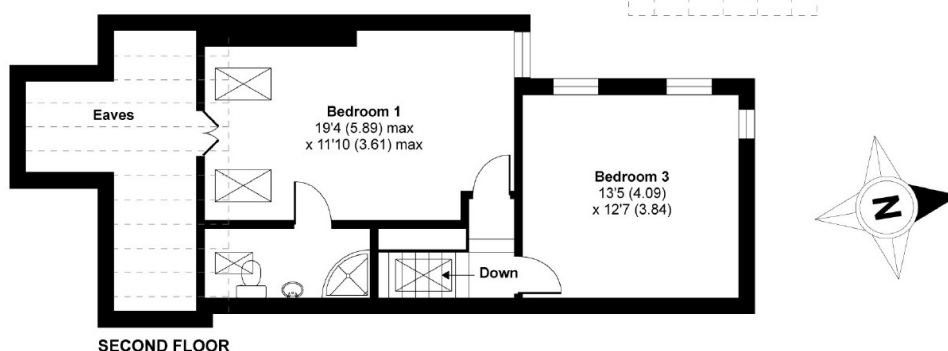
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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
102-150 A		
81-101 B		
62-80 C		
45-61 D		
29-44 E	48	51
13-28 F		
1-12 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Melrose Avenue, Willesden Green, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 2214 SQ FT 205.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted head height



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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