

**MELROSE AVENUE, WILLESDEN GREEN, LONDON, NW2 4JY**



EPC Rating: C

We are pleased to be able to bring to the market for sale this first floor one bedroom apartment and situated in a 1920's built house and therefore being within half to one mile of Willesden Green (zone 2 Jubilee Line) Station and the many attractive shops and restaurants available at Walm Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Spacious lounge/kitchen
- 989 years lease remaining approximately
- Gross internal floor area of 339 sq ft (31 sq m) approximately
- The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park

**PRICE:.....£300,000.....LEASEHOLD**

**MELROSE AVENUE, WILLESDEN GREEN, LONDON, NW2 4JY (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Lounge/Kitchen:** 15'9" x 11'9" (4.80m x 3.58m). Double glazed window to rear. Fitted with a range of eye level wall mounted cupboards and matching base cabinets with work surfaces above and tiled surrounds. Wood flooring. Integrated hob, oven and extractor hood above hob. Plumbed for washing machine. Cupboard with gas boiler.

**Bathroom/WC:** 6'10" x 5'6" (2.09m x 1.67m). Three piece white suite of panelled bath with mixer tap and hand shower. Low level WC. Pedestal wash hand basin. Tiling to floor and walls.

**Lease:** 999 years from 20 November 20156 thus having 989 years remaining approximately.

**Ground Rent:** Nil.

**Service Charge:** Nil.

**Council Tax:** Band C.

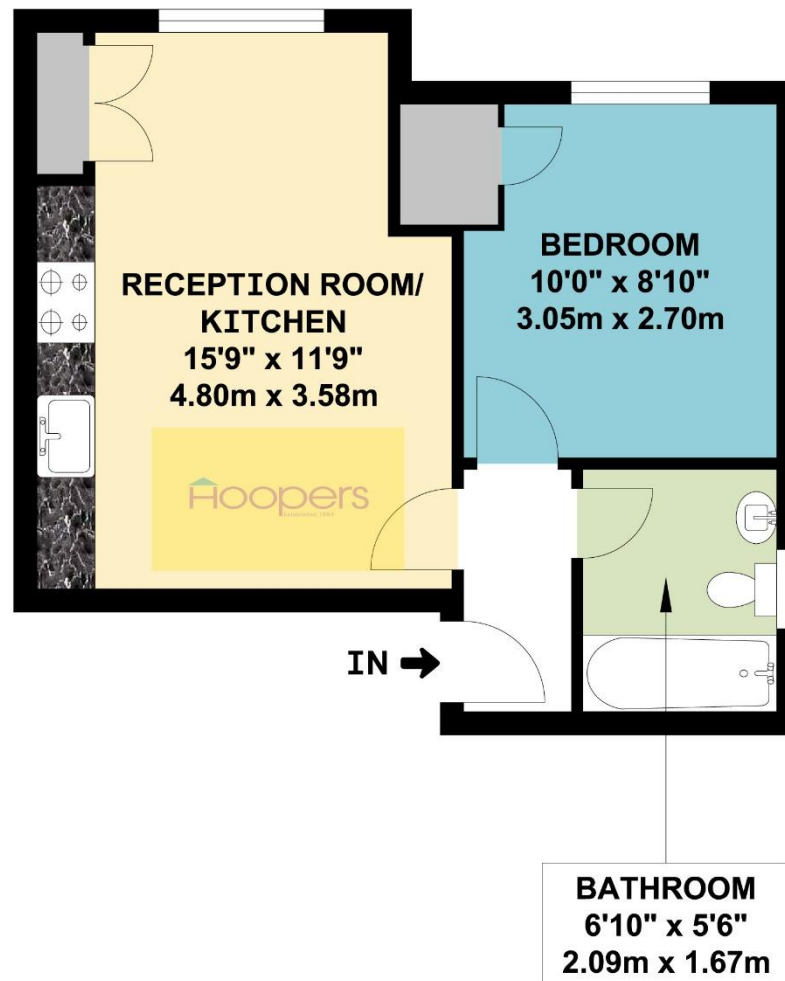
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**MELROSE AVENUE, WILLESDEN GREEN, LONDON, NW2 4JY (CONTINUED)**



MELROSE AVENUE, WILLESDEN GREEN, LONDON, NW2 4JY (CONTINUED)**MELROSE AVENUE  
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 338.74 SQ. FT / 31.47 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".