





# 97b Melrose Avenue

London

Bright two bedroom first floor flat on Melrose Avenue with spacious layout, separate kitchen, share of freehold, near Gladstone Park and Willesden Green station. Parking permit available. Council Tax band: C

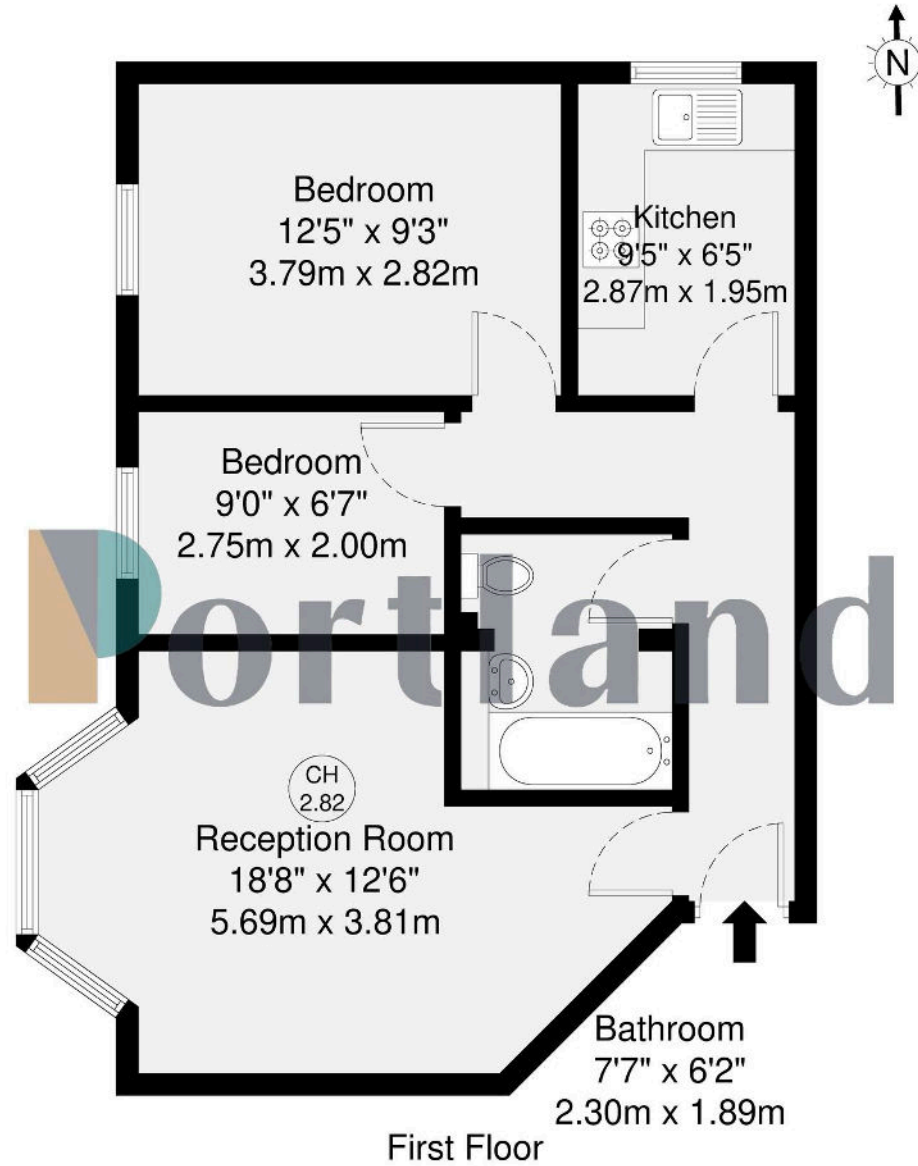
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Bright two bedroom apartment
- Share of freehold
- Vacant possession with no onward chain
- Perfect for first time buyers
- Moments stroll from Willesden Green station on the Jubilee Line
- Round the corner from the rolling green space of Gladstone Park
- Close to shops
- One of NW2's most popular roads
- Treelined street
- Low service charge of £1200pa





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
53.9 sq m / 580 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.





## Portland Estate Agents

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Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

