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# Melrose Avenue, Willesden Green, London, NW2

Asking Price £300,000



A lovely top floor apartment in one of NW2's most desirable roads.

The apartment, which is situated next to Gladstone Park, offers a bright open plan kitchen / living room, spacious bedroom and is being sold with a share of the freehold

The property is located within walking distance (0.6 miles) of the boutique cafes, restaurants, and shops of Willesden Green with the convenient transport facilities via Willesden Green Station (Jubilee - Zone 2) providing quick and easy access into Central London, as well as being moments away from the 86-acre open green space of Gladstone Park which features a tennis courts, playgrounds and a café.

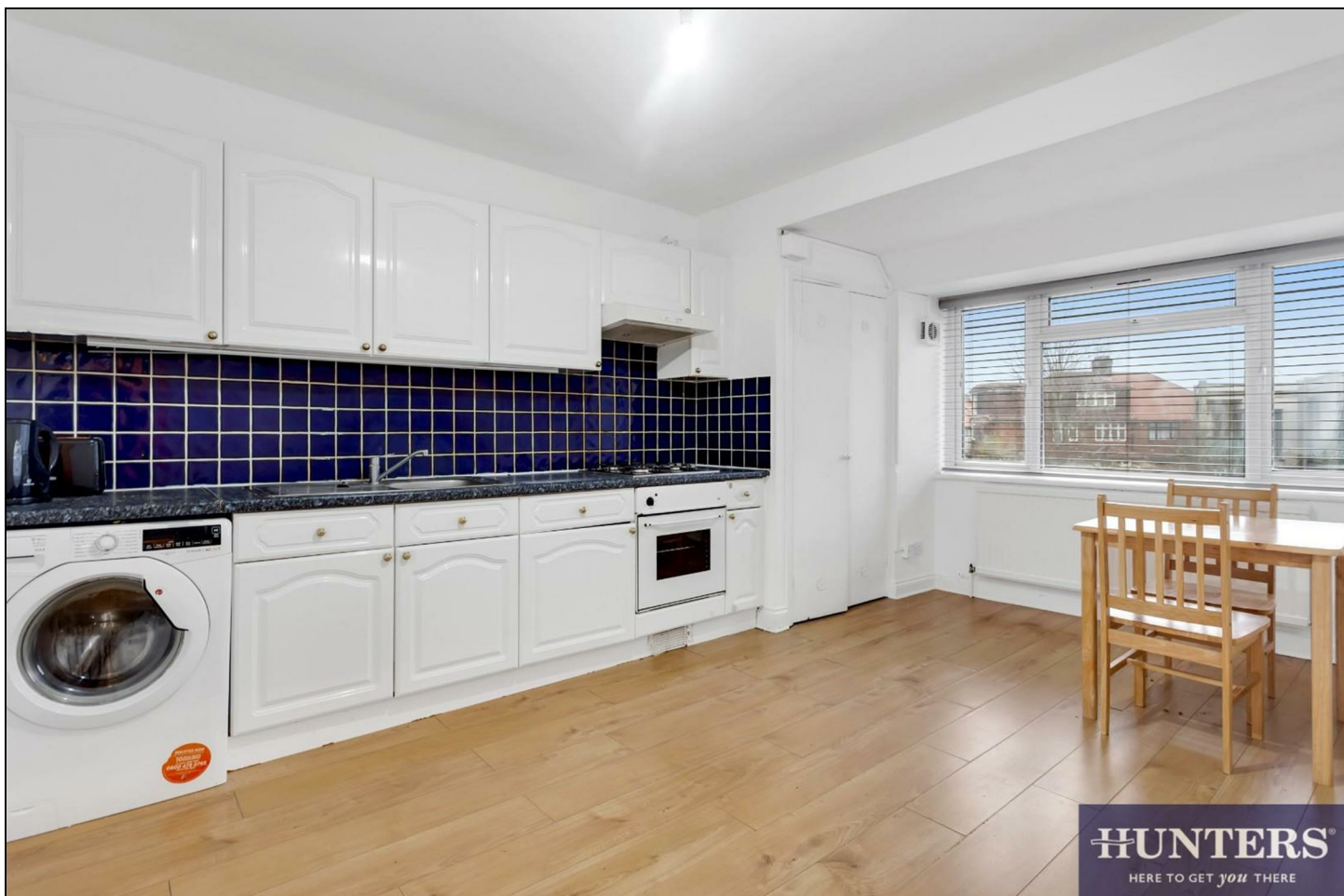
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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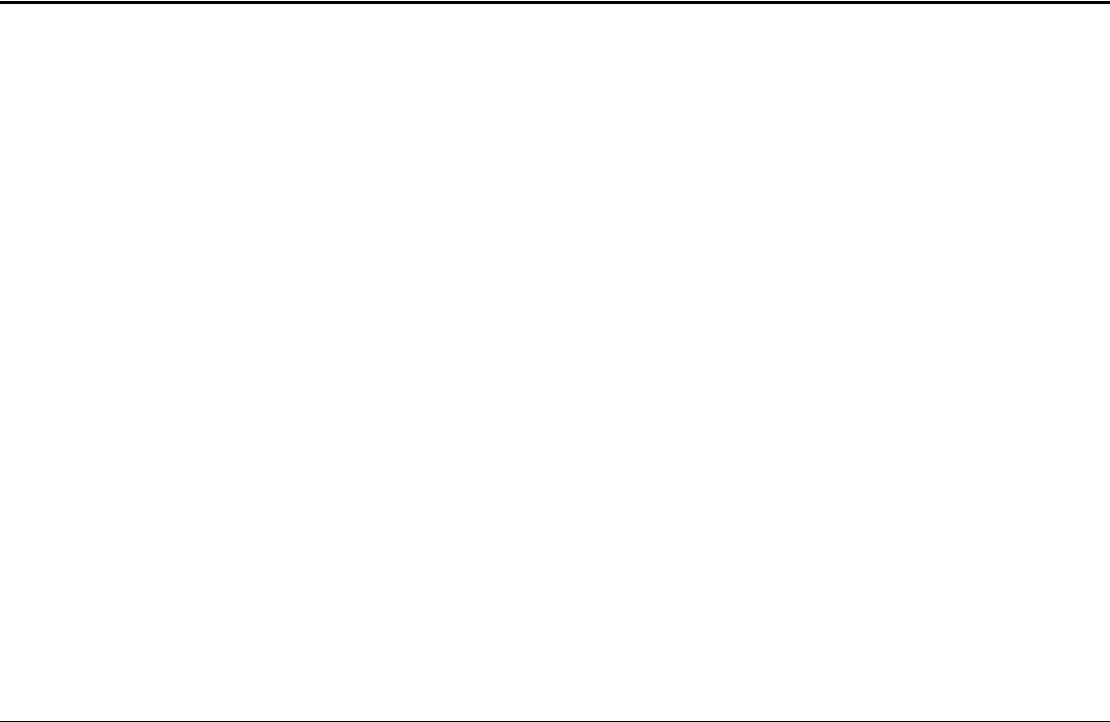
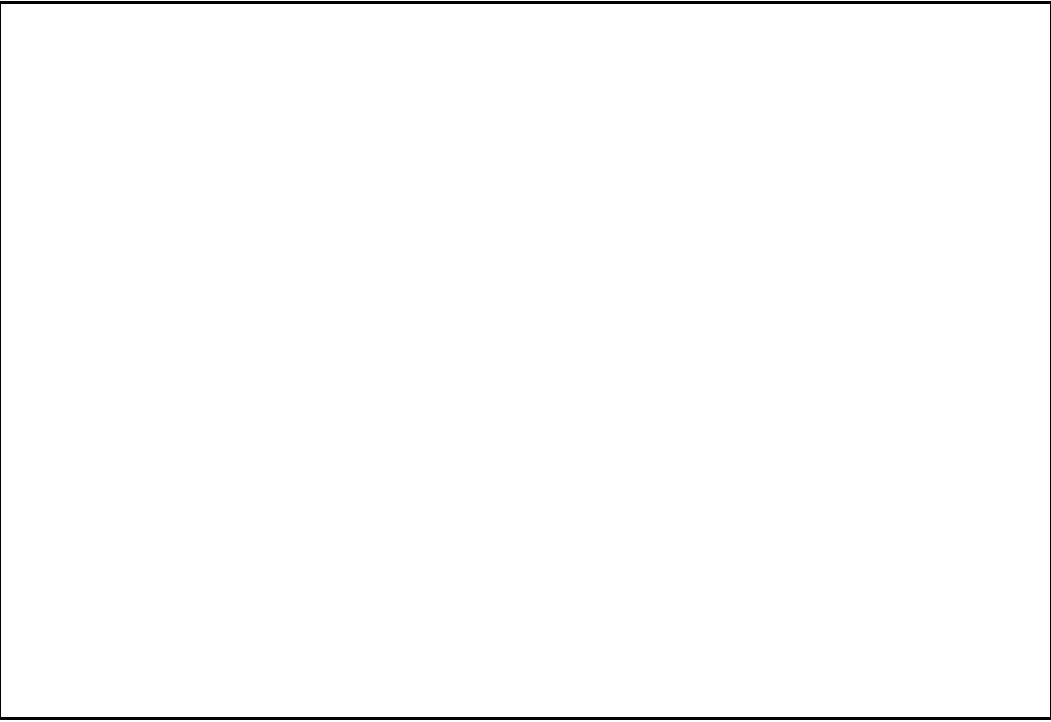


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## KEY FEATURES

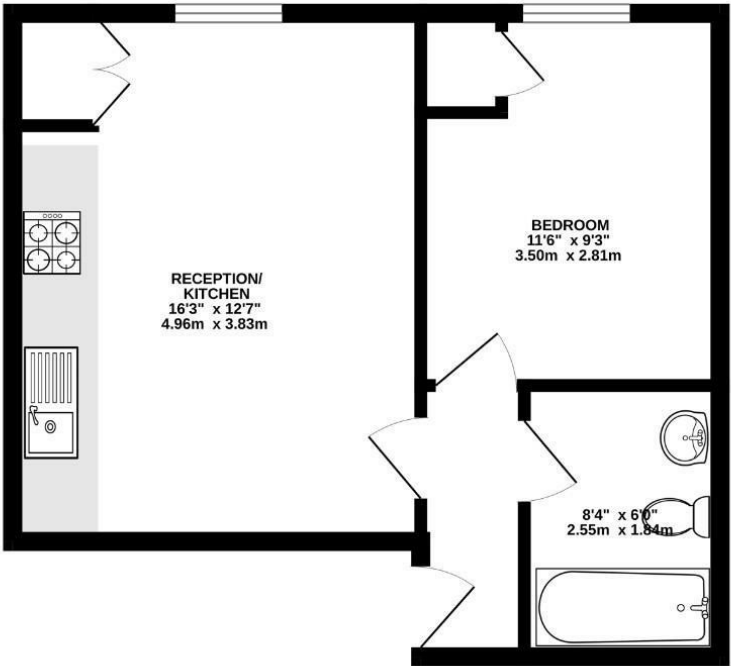
- Share of Freehold
- Top Floor Flat
- Chain Free
- Great Natural Light
- Open Plan



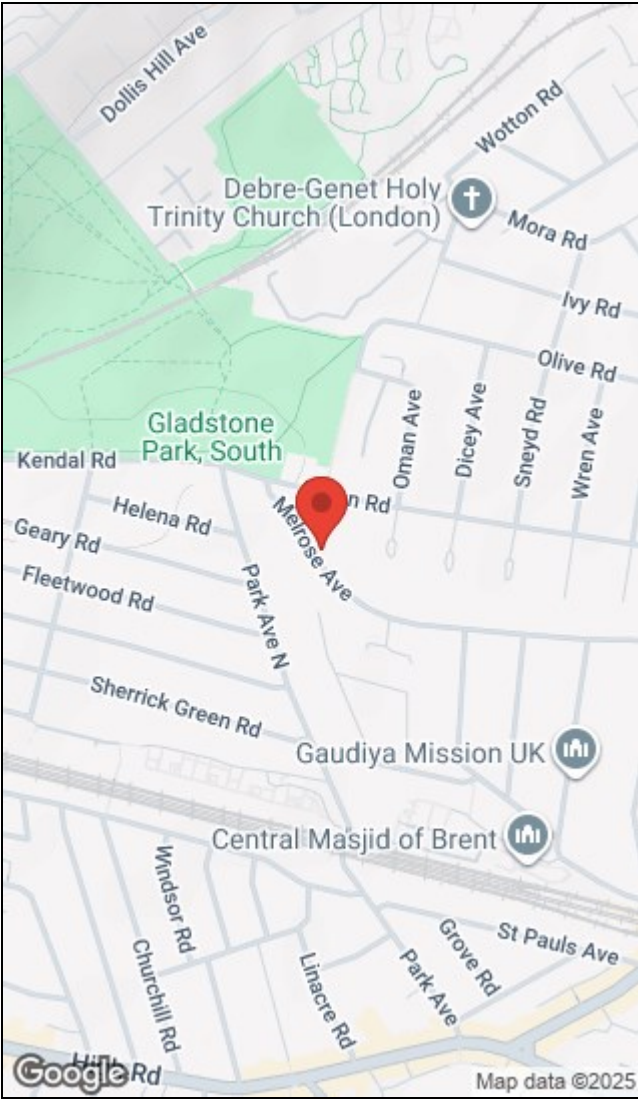




GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac C0205



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	60		67
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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