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**Melrose Avenue**  
Willesden Green, London, NW2 4JY

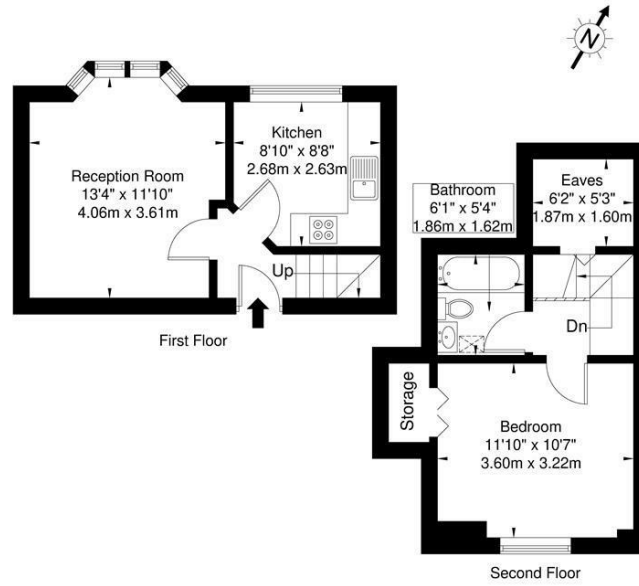
**£350,000**



# Floor Plan

## Melrose Avenue, NW2 4JW

Approx. Gross Internal Area = 47.1 sq m / 507 sq ft  
(Including Eaves)



Ref

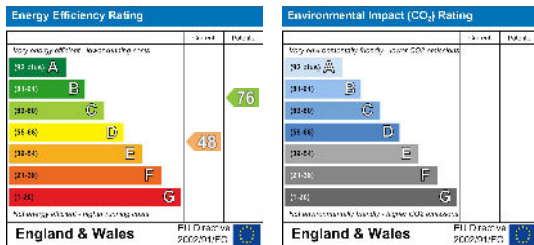
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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- Split Level
- No Upper Chain
- 0.4 Miles to Willesden Green Underground Station (Zone 2)
- 0.1 Miles to Gladstone Park
- Ideal First Time Purchase
- Well Presented Throughout

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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### Neasden

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### Willessden Green

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