

MELROSE AVENUE, NW2  
**£1,600 PER MONTH PART FURNISHED**

## NEWLY DECORATED TOP FLOOR, ONE BEDROOM APARTMENT

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## **DESCRIPTION:**

This well-presented Top Floor, one-bedroom flat situated within this converted house on Melrose Avenue.

Accommodation includes a good size open plan kitchen/reception room, double bedroom with two double wardrobes and fully tiled three piece family bathroom suite.

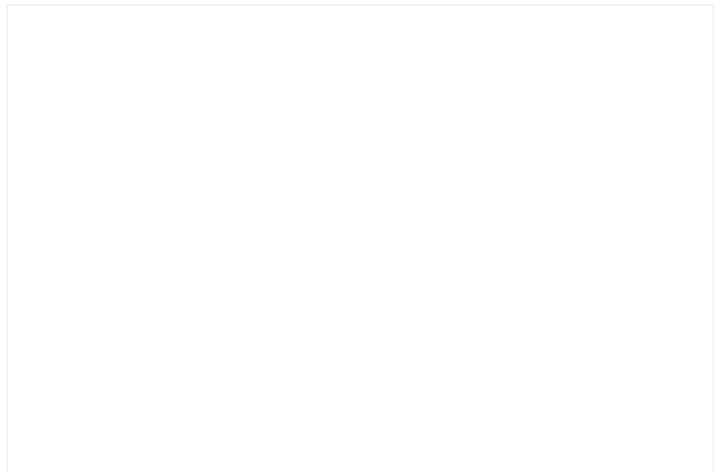
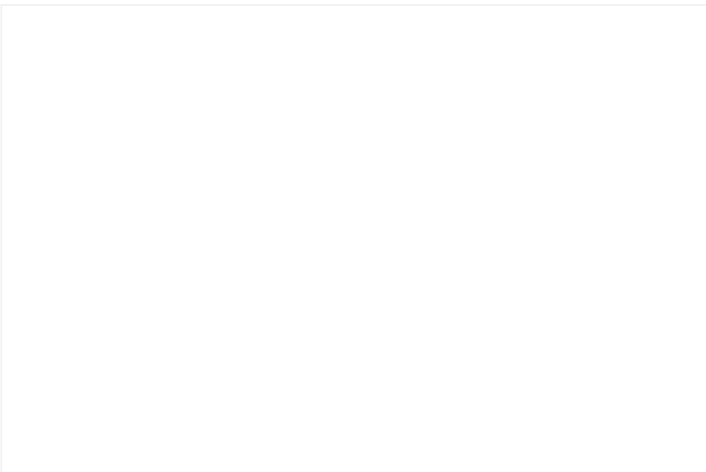
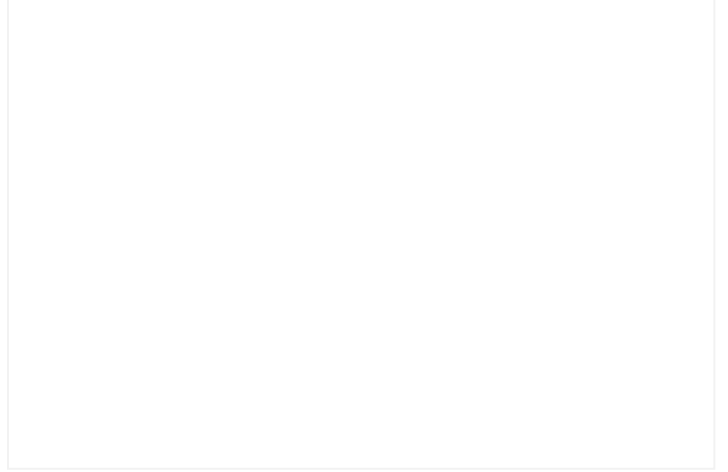
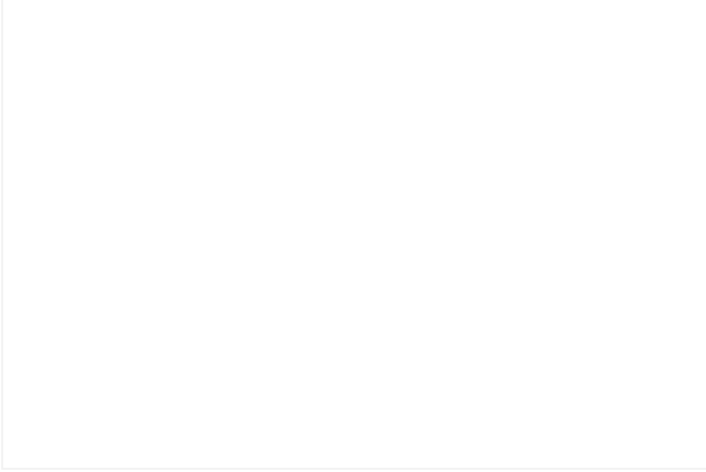
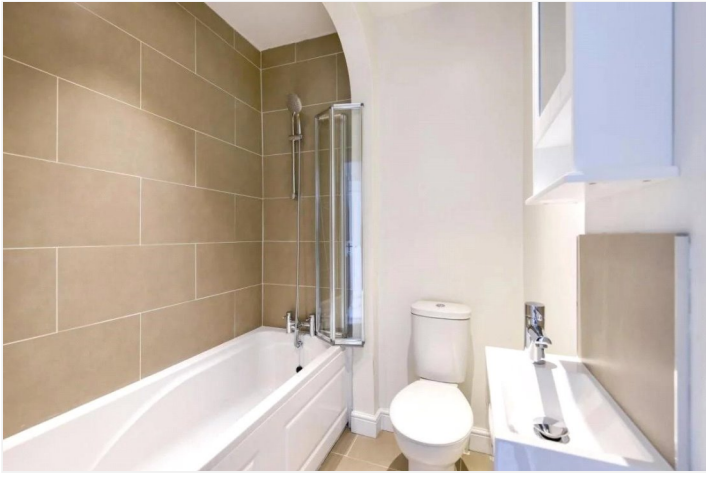
The property is in an excellent location for anyone who wants to be within a few minutes' walk of Willesden Green (Jubilee - Zone 2) and the local amenities of Walm Lane.

The green open spaces of the popular 86 acre Gladstone Park is just a short walk where you can find an outdoor gym, tennis courts, rugby pitches and every Saturday the Park Run.

Brent Council Tax - C

\*PHOTOS FROM PREVIOUS TENANCY\* New photos coming soon





# Melrose Avenue, London, NW2

Approximate Area = 447 sq ft / 41.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Camerons Stiff & Co. REF: 327338

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** 5 weeks rent

**Holding Deposit:** 1 weeks rent

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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