



## Melrose Avenue, NW2

£450,000 *Leasehold*



A fantastic opportunity to purchase and renovate this charming garden flat, bursting with potential and ideally located on this sought-after street.

### KEY FEATURES

- SEMI-DETACHED
- WIDE PLOT
- HIGH DEVELOPMENT POTENTIAL
- LARGE PRIVATE GARDEN
- 681 SQ.FT
- OVER 1,000 sq.ft (SUBJECT TO PLANING AND CONSENTS)



**Kensal Rise & Queens Park**

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## DESCRIPTION

Offered to the market for the first time in many years, this unmodernised two-bedroom ground floor garden flat presents a rare opportunity to create a truly remarkable home. Occupying the entire ground floor of a semi-detached period property, the flat boasts exceptional width and a generous private garden—significantly larger and more impressive than average for the area.

Currently arranged as a two-bedroom apartment, the property offers huge scope for renovation and extension (subject to the usual consents). With ample space to the rear and side, it could easily be transformed into a superb three-bedroom, two-bathroom home, tailored to suit modern living while retaining its period charm.

The standout feature is undoubtedly the expansive garden, made possible by the semi-detached nature of the building. This added width not only enhances the sense of space but also increases the potential footprint for any future extension—offering a rare blend of privacy, proportion and potential.

An ideal project for developers, end-users or investors alike, this is a unique chance to add significant value and create a bespoke home in a desirable residential location.



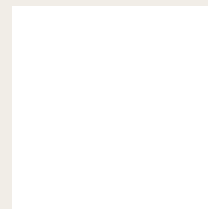




## LOCATION

Melrose Avenue, NW2 is a charming residential street tucked away in the heart of North West London. With its peaceful, tree-lined character and attractive period homes, the street offers a welcoming and community-oriented atmosphere. One of the standout benefits of living on Melrose Avenue is its excellent transport links. Just a short walk away is Willesden Green Station (Jubilee Line), offering direct access to Central London, Canary Wharf, and London Bridge. For those needing national rail connections, West Hampstead Thameslink is also nearby, providing fast services to the City, Gatwick Airport, and beyond. This level of connectivity makes the area especially appealing to commuters. The local high street, Walm Lane, is a vibrant hub of shops, cafés, and restaurants. Residents enjoy the relaxed, village-like atmosphere and the variety of amenities on offer. Gail's Bakery is a favourite for morning coffee and fresh pastries, while Sushi Masa is well-loved for its authentic Japanese cuisine. At the far end of Melrose Avenue lies Gladstone Park, a beautifully maintained green space that offers open lawns, tennis courts, a café, and sweeping views across London. It's a fantastic spot for jogging, weekend picnics, or simply unwinding in nature right on your doorstep.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250273>

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.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 year and 0 months

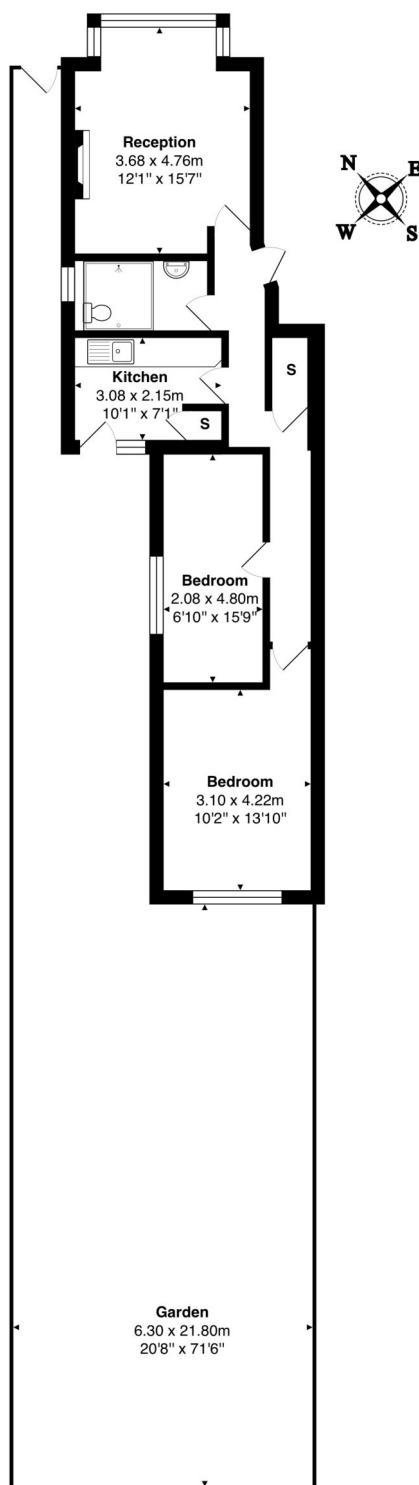
**Service Charge:** £1556 per annum

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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