



PARK AVENUE, LONDON, NW2  
**£799,950 SHARE OF FREEHOLD**

**A HUGE 1348 SQ. FT. THREE BEDROOM APARTMENT IN THIS GREAT LOCATION RIGHT IN THE HEART OF WILLESDEN GREEN CLOSE TO THE STATION.**

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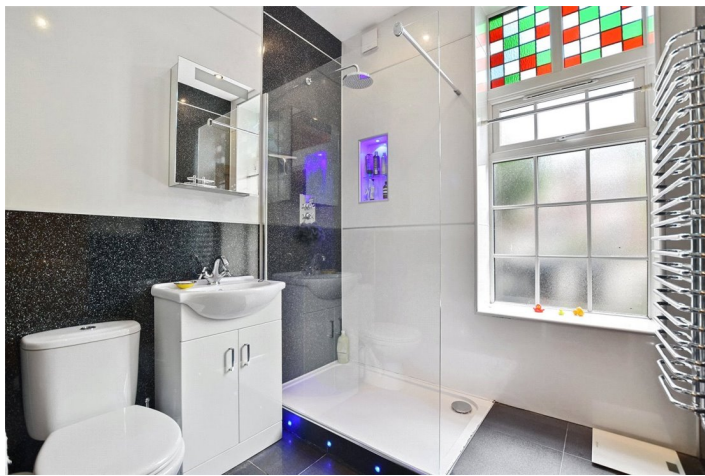


## LOCATION:

Park Avenue is perfectly located to take advantage of transport links at Willesden Green station and the local amenities on Walm Lane including, Gail's Cafe, Sushi Masa, Beer and Burger and The Queensbury gastro pub to name just a few. If it's green spaces you love then just to the north of the property is Gladstone Park which has sports pitches as well as beautiful gardens and tennis courts. A very well located property indeed.



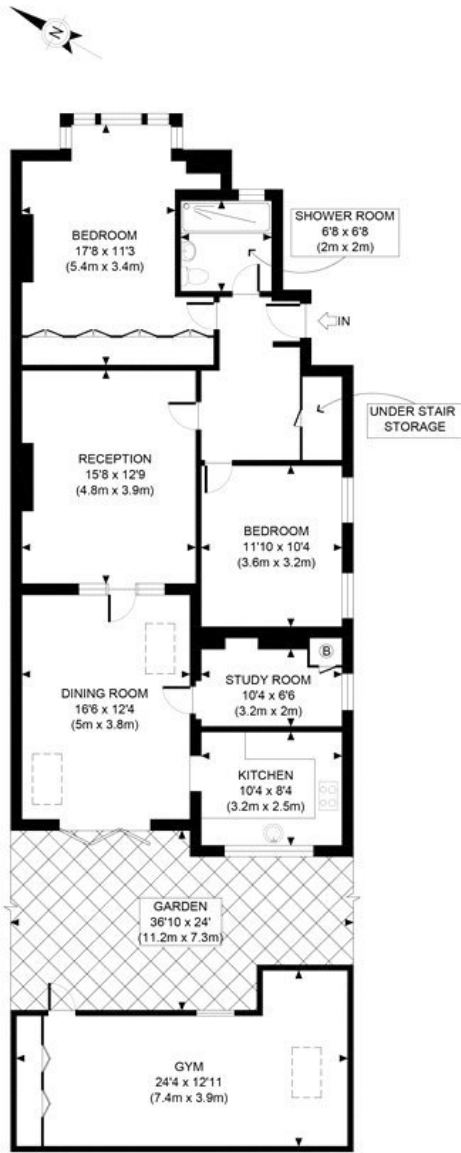
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## DESCRIPTION:

This fantastic flat has accommodation measuring over 1300 sq. ft. including three bedrooms, a formal reception, dining room, family bathroom and a modern kitchen to the rear of the property. The property is in good condition throughout and benefits from a lovely garden with a large studio to the rear which could be used for a gym / study or therapy room.

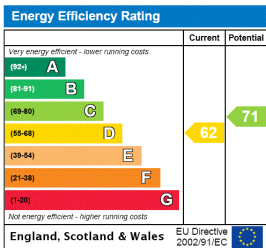
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1094 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GYM 1348 SQ FT / 125 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GYM 1094 SQ FT / 102 SQM  
 Ref: Copyright **photoplan**  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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.



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