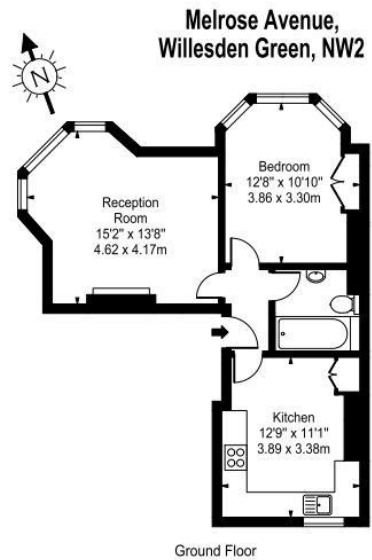




1 Bedroom Flat
Melrose Avenue
London NW2

- Beautiful Ground Floor One Bed Flat
- Period Features
- High Ceilings
- Built in Wardrobes

Price: £375 pw / £1,625 pcm



Approx Gross Internal Area **523 Sq Ft - 48.59 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.29396
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Character filled one double bedroom ground floor apartment (523 sq ft.) set within this IMMACULATE DOUBLE FRONTED period house just moments from Gladstone Park. This spacious well-loved home features a large fully equipped eat-in kitchen, stunning reception room with bay window and fireplace, original stripped and polished floorboards and access to a sunny SOUTH FACING communal garden. Part furnished, available 16th April. Call us now to book a viewing.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.