



FOR SALE  
£1,699,950  
SUBJECT TO CONTRACT

# Melrose Avenue

WILLESDEN GREEN LONDON NW2 4JY

## KEY FEATURES

- EPC Rating: C
- Expansive open-plan ground floor
- Approx. 2,200 sq ft
- Prime solid wood flooring
- Full-width glazed rear with garden access
- Underfloor heating (ground floor and bathrooms)
- Air conditioning
- CAT 6 cabling & video entry system
- Brand new insulation, windows, roof, and full rewire

This five bedroom family home on Melrose Avenue has been taken back to brick and thoughtfully brought forward and redesigned by Copperbrick to feel modern yet timeless. Every inch of its 2,200+ sq ft has been considered, crafted and carefully detailed for how we live today.

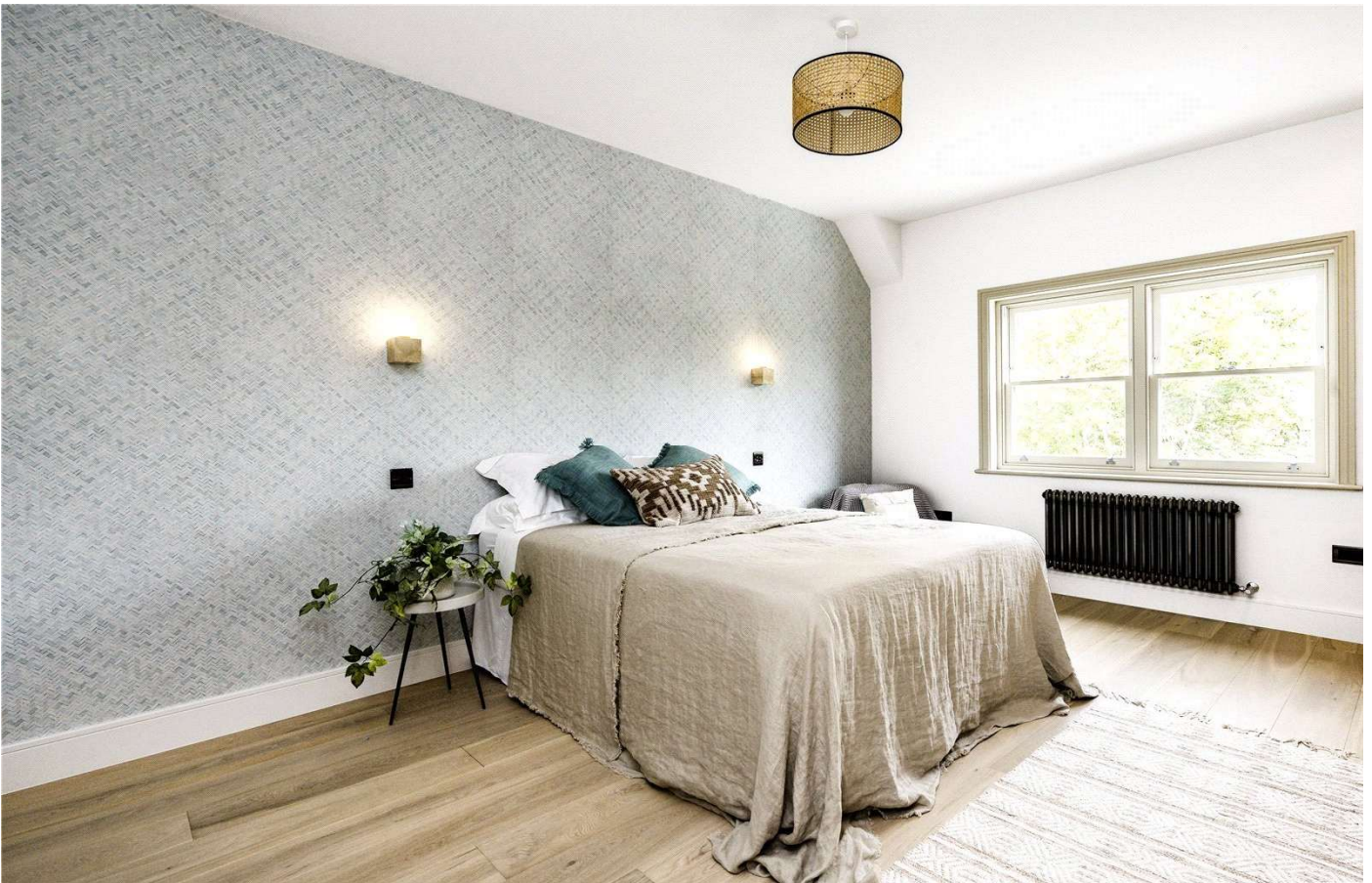
Step through the front door into a calm, open plan space where light flows uninterrupted from the bayfronted reception to the full width glazed kitchen. A bespoke island sits at its heart, a place to gather, cook, connect. Open the doors and step straight out into a landscaped garden, made for quiet mornings or long evenings with friends.

The first floor is home to the principal suite, a private retreat with, fitted wardrobes and its own sleek en-suite. Two more double bedrooms and a beautifully finished family bathroom complete the floor. Upstairs, the loft level offers flexibility and space, with two further double rooms, a shower room and built-in storage, all kept cool and comfortable with integrated air conditioning.

Throughout, you'll find warm wood floors, underfloor heating, sash windows and subtle smart tech. The home is freehold and entirely rebuilt - new roof, new services, new structure. All that remains is the character.



OAKHILL





OAKHILL



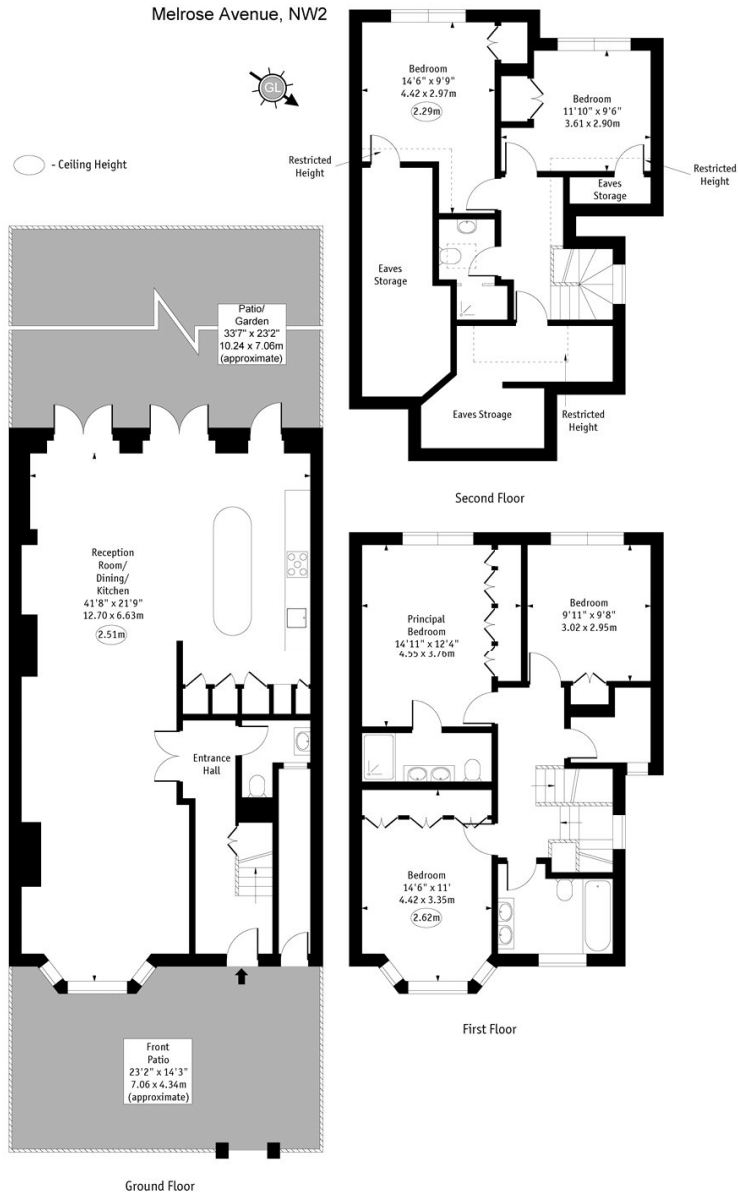


OAKHILL





Melrose Avenue, NW2



Approx. Floor Area Including Restricted Heights 2211 Sq Ft - 205.40 Sq M  
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS IPMS 2. Not To Scale. www.goldens.co.uk Ref. No. G27883EH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements