



Park Avenue, Willesden Green, NW2

Must be seen £725,000 | 3 Bed | 2 Bath | 1 Reception

MAPESBURY

Must be seen £725,000 Share of Freehold

- New Garden Flat
- Fully Fitted Kitchen
- No Service Charge
- Close to Schools/Amenities
- Share of Freehold
- 3 Bed | 2 Bath Ground Floor
- Offered Chain-Free
- Direct Access to Garden
- Willesden Green (Jubilee Line)
- Size: 898 Sq Ft (82 Sq M)

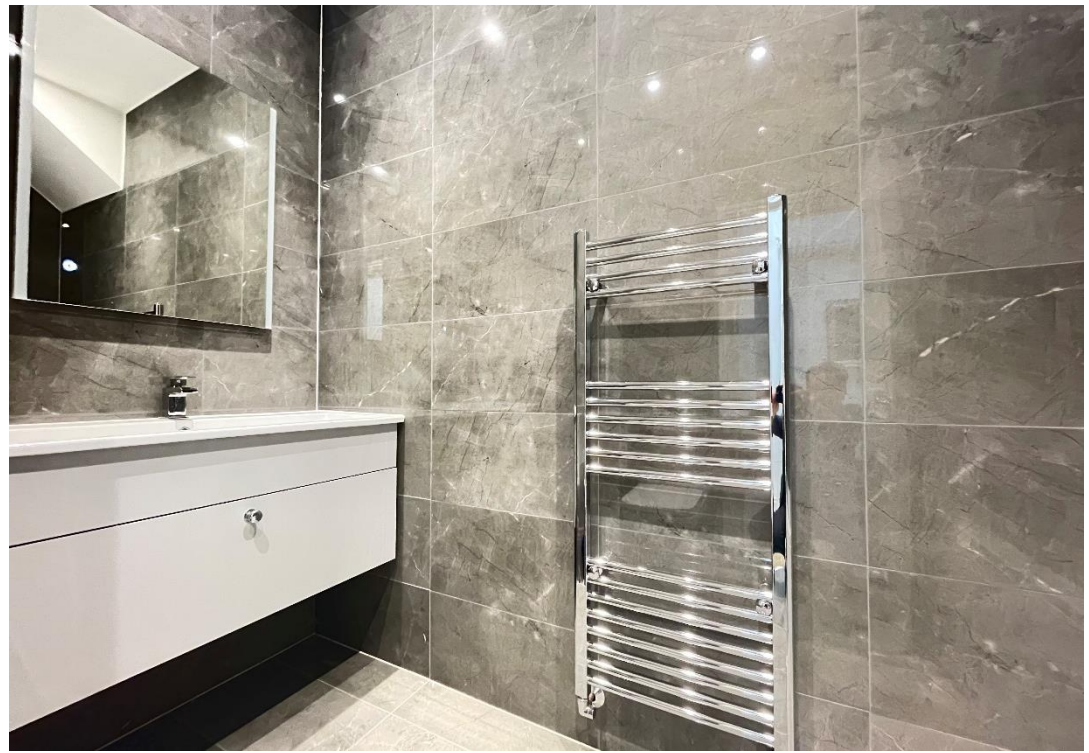
Description

Discover refined living in this stunning three-bedroom garden flat, set on the ground floor of a charming red-brick conversion in Willesden Green (Zone 2). With high ceilings and elegant wooden flooring, this beautifully designed home blends comfort and style. Nestled on tranquil Park Avenue, it offers easy access to Walm Lane's amenities and Willesden High Street for a seamless mix of serene and urban living.

The property includes three spacious bedrooms, a master with bay windows, and a second double bedroom with an en-suite. A stylish reception room with a fireplace opens to communal gardens, while the modern kitchen features quartz countertops and integrated appliances. Double glazing, ample storage, and modern finishes enhance the appeal of this chain-free gem.

Moments from the Jubilee Line, the home offers quick access to Queens Park's trendy Salusbury Road and West End Lane's boutiques. Close to schools, transport, and local amenities, it's a perfect blend of luxury and convenience.







Ground Floor Park Avenue

Approximate Gross Internal Area = 883 sq ft / 82.0 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 15 sq ft / 1.4 sq m
 Total = 898 sq ft / 83.4 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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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Mapesbury House
 84 Walm Lane
 Willesden
 London
 NW2 4QY

020 8451 8999
 contact@mapesbury.co.uk

mapesburyproperty.co.uk