



Park Avenue, Willesden Green, NW2 5AP

£525,000

| 2 Bed | 1 Bath | 1 Reception

MAPESBURY

£525,000

LH+ShareFH

- Top Floor Flat
- Communal Garden
- Double Glazed Windows
- Calling First Time Buyers
- Jubilee Line (5 minutes)
- EPC Rating: D
- 2 Bed 1 Bath
- Gas Central Heating
- Quiet Leafy Street
- Close to Schools
- Close to High Street
- Council Tax: Band-C

Discover the charm of Park Avenue, a serene and leafy residential street tucked away just off the bustling High Street. Step outside your door to find yourself immersed in a vibrant neighbourhood scene, with trendy cafes, eateries, and restaurants waiting to be explored. With easy access to Queens Park's fashionable amenities on Salusbury Road and a mere 2 stops away from the chic boutiques of West End Lane via the Jubilee Line, convenience is at your fingertips.

The property comprises of 2 bright bedrooms (Master Bedroom and Double Bedroom) with ample storage space and carpeting throughout, a large reception room boasting elegant Sash Windows and Fireplace, a separate Kitchen with gas cooker and a fully tiled bathroom. Further benefits from Double-Glazed Windows, Gas Central Heating and access to Communal Gardens.

Willesden Green (Jubilee Line) Brondesbury Park (London Overground) Cricklewood (Thameslink)

Schools: Anson Primary School, Brondesbury College, North West London Jewish Day School, Malorees Junior School, Queens Park Community School, Islamia Primary School, Salusbury Primary School, Al-Sadiq & Al-Zahra Schools.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk