



**St Pauls Avenue, Willesden Green, NW2**

Keen to sell £575,000 | 2 Bed | 1 Bath | 1 Reception

**MAPESBURY**

**Keen to sell £575,000**

**LH+ShareFH**

- 2 Bedroom Flat
- Ready-to-Move
- Share of Freehold
- Jubilee Line | Bus Links
- Ideal for First Time Buyers
- EPC Rating: D
- Luxury Modern Interiors
- Parking & Garage
- Underground (5 Minutes)
- Close to Gladstone Park
- Chain-Free
- Council Tax: Band-C

A rare 1896 period flat with 2 bedrooms, ideal for first-time buyers or investors. Perfectly located just a few minutes' walk from Willesden Green Underground (Jubilee Line) with fast links to Central London and close to local shops and cafés.

Situated on the first floor of a characterful red-brick Victorian mansion block, this spacious two-bedroom apartment offers just under 850 sq ft of well-proportioned living space. The property features high ceilings, generous natural light through large sash windows, and benefits from access to communal gardens as well as a private garage. Offered with no onward chain.

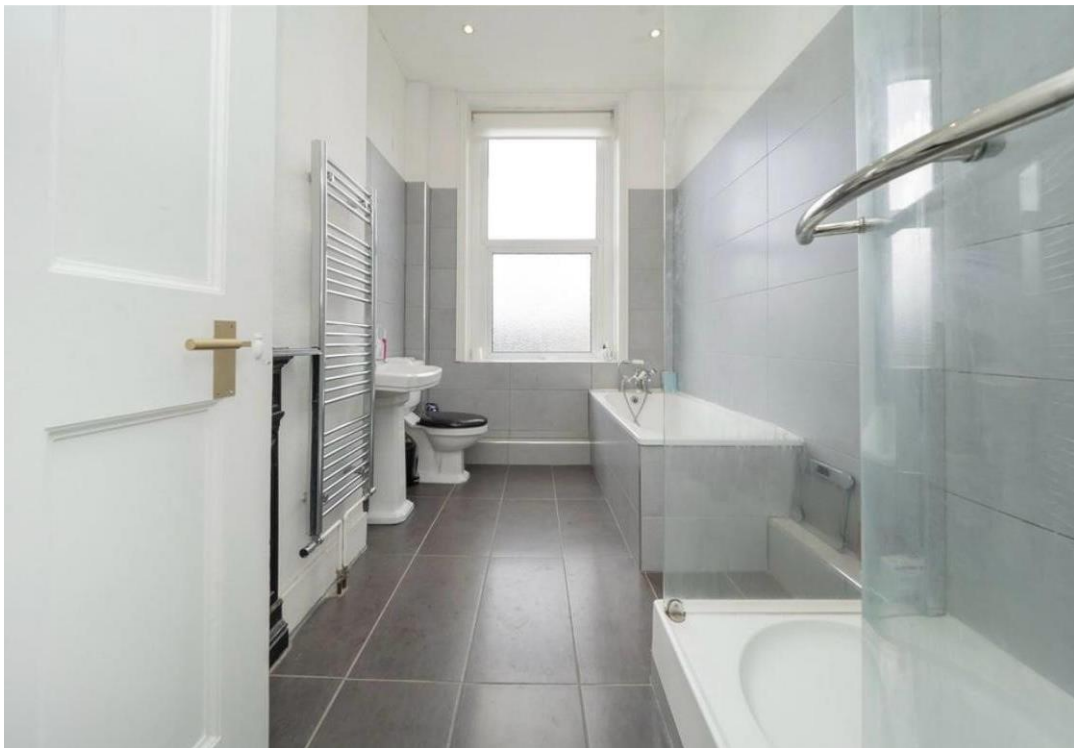
Avenue Mansions (located on St. Paul's Avenue) enjoys a prime location within easy reach of Willesden Green Underground Station (Jubilee Line, Zone 2) and offers residents an excellent selection of local amenities, gyms, shops, cafés, eateries and restaurants of Walm Lane and Salusbury Road. Gladstone Park is also within walking distance offering ideal recreational space for Willesden's residents.

There is excellent connectivity into Central London via the Jubilee Line, Overground making it ideal for professionals or as a rental investment.

Service Charge: £2290 Per Annum - Ground Rent: Not applicable







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First Floor



Ground Floor



Avenue Mansions St Paul's Avenue London NW2 5UG

Approx. Area: 860.4 Sq Ft (79.9 Sq M)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

# MAPESBURY

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