

Park Avenue, Willesden NW2

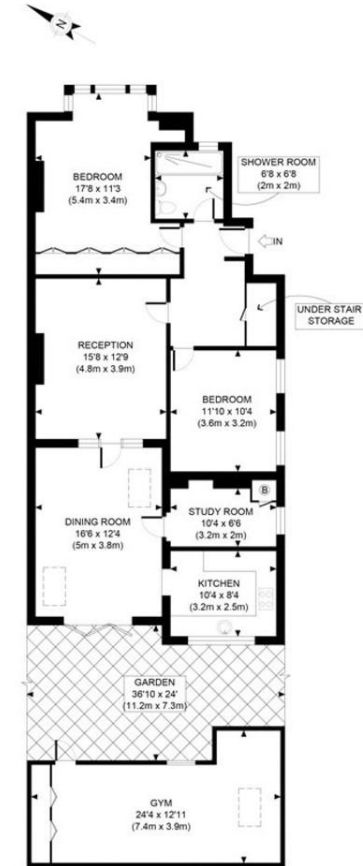
£800,000 Share of Freehold

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Larger than average ground floor maisonette | Rear annex converted for the use of a gym
 | Garden maisonette with superb internal proportions | Located next to transport links and amenities
 | A short stroll to the open spaces of Gladstone Park | High specification interior design

A substantial and larger than average ground floor maisonette set within an ever popular road, located within Willesden Green. Park Avenue benefits from a separate kitchen and reception room leading to the rear garden with decking adjoining a large converted annex used for a gym. Homeowners can expect large and lateral reception rooms with bay windows for superb proportions and an abundance of natural light, along with three large bedrooms with built in storage. Positioned close to the popular eateries, coffee shops and restaurants of Willesden Green and Cricklewood Broadway, this lovely property is within easy reach of the shopping and dining amenities Brent Cross Shopping Centre and Westfield Shopping Centre. Local amenities include Willesden Library, Willesden Sports Centre and the green open spaces of Gladstone Park are all just a short walk away.



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1094 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GYM 1348 SQ FT / 125 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GYM 1094 SQ FT / 102 SQM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		



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