

# CAMERONS STIFF & Co.

www.cameronsstiff.co.uk



**St Pauls Avenue, NW2**



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998.00 sq  
ft



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We are delighted to be able to offer FOR SALE this charming Ground Floor, two double bedroom flat set within this historic red brick, Victorian Mansion Block known as Avenue Mansions that is situated on the corner of St Pauls Avenue in the sought after area of Willesden Green.

Full of charm and character with an abundance of period features, this beautifully presented apartment offers just under 1000 sq ft of living space with very high ceilings, feature fireplaces and large windows all making the property feel light, airy and spacious. Great position for those in search of somewhere to take the children to play or for a run in the 86 acre Gladstone Park and the transport links of Willesden Green Station (Jubilee Line) and the many cafes, restaurants and shops of the area.

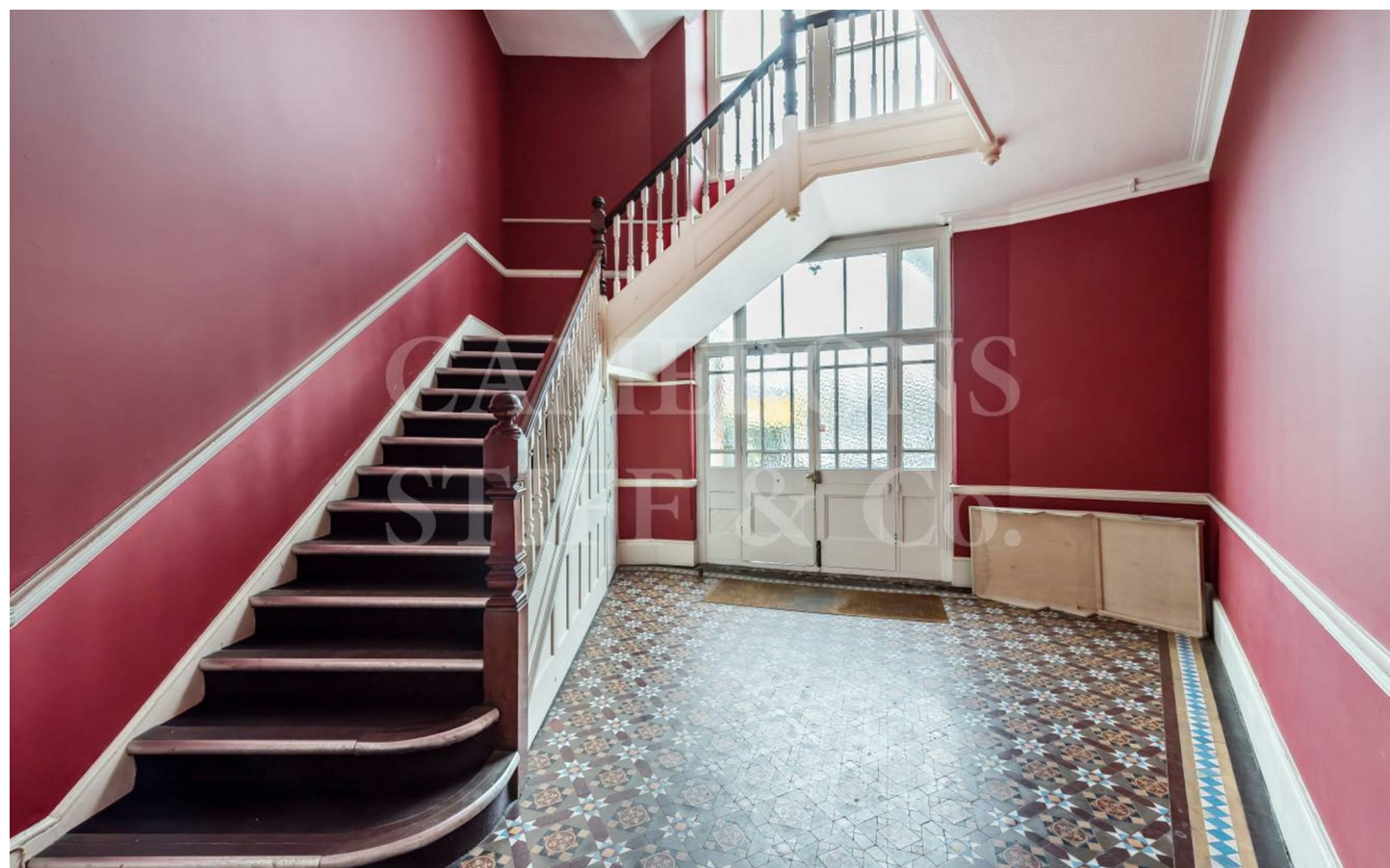
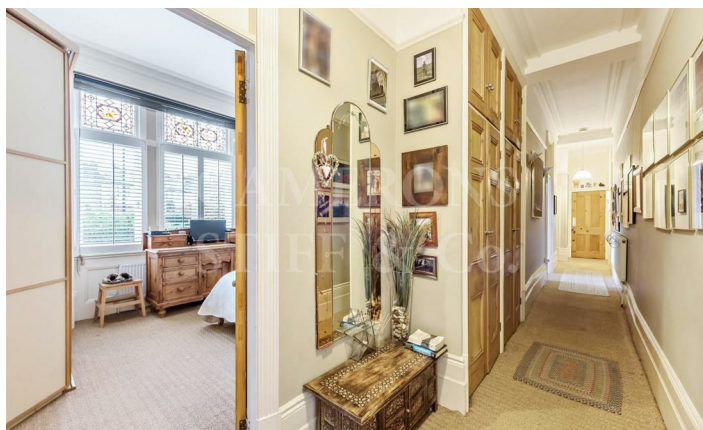
**£650,000 Leasehold**

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- Ground Floor Flat within a charming mansion block
- 2 bedrooms, reception, kitchen, bathroom & WC
- Private garage & well maintained communal gardens
- Great shopping & social amenities
- The beautiful open space of Gladstone Park is nearby
- Must be seen to be appreciated



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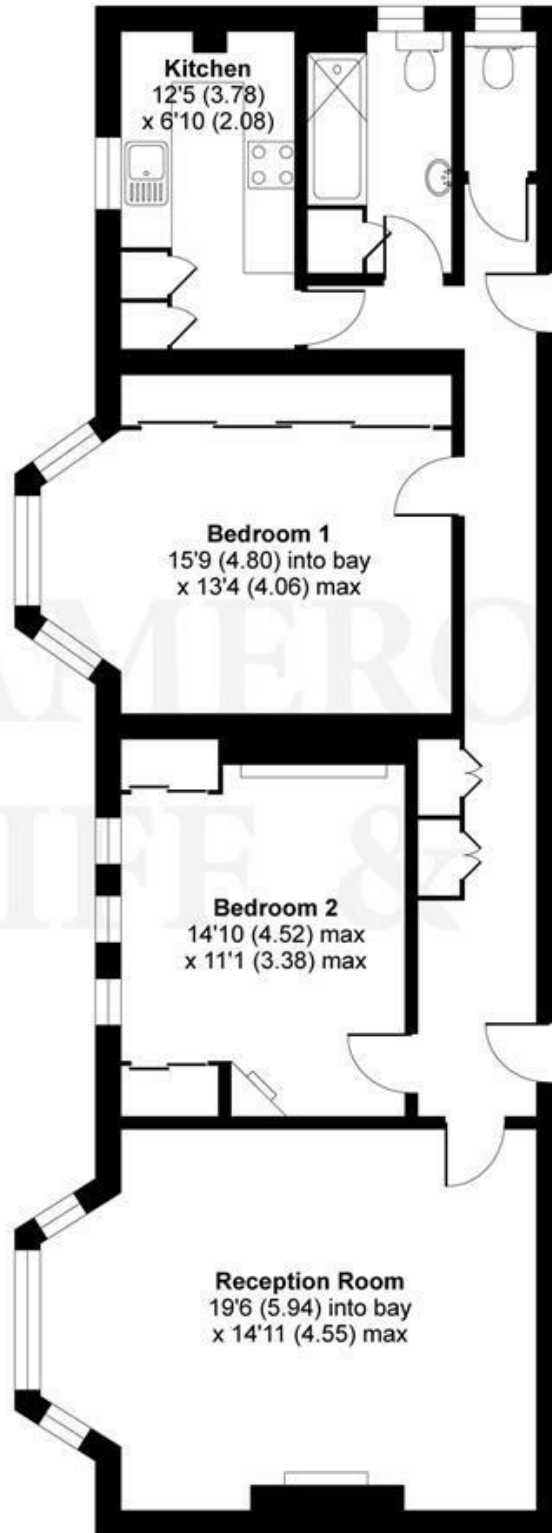
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**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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