



JAMES AVENUE, LONDON, NW2

**£1,100,000 FREEHOLD**

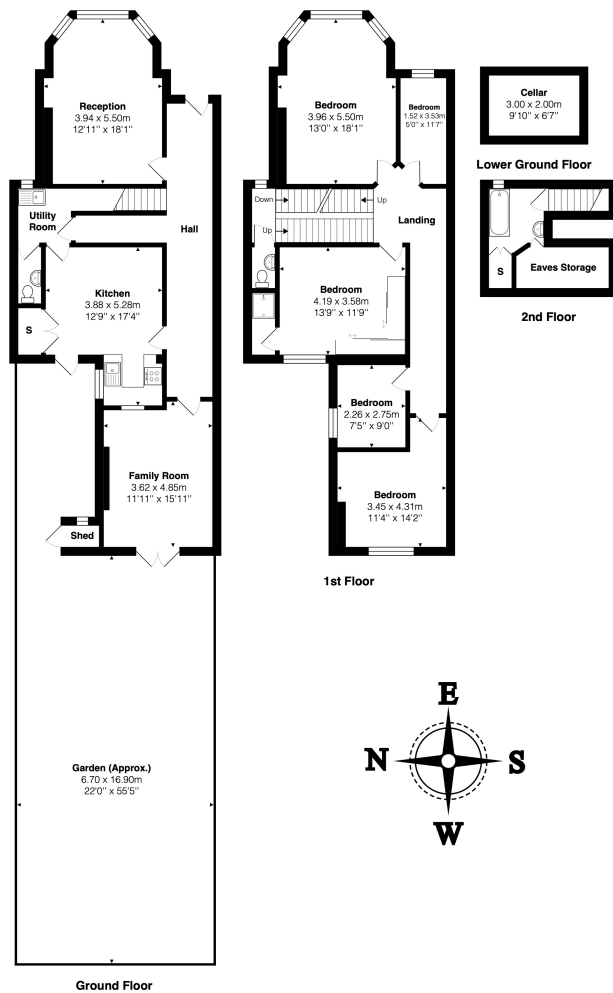
**A VERY LARGE FAMILY HOME IN THIS GREAT LOCATION  
CLOSE TO WILLESDEN GREEN TUBE STATION ON THE  
JUBILEE LINE.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**

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Total Area: 171.3 m<sup>2</sup> ... 1844 ft<sup>2</sup> (excluding shed, garden (approx.), cellar, eaves storage)  
All measurements are approximate and for display purposes only

## DESCRIPTION:

This 1844 sq.ft property is offered to the market with no upper chain and although in need of some modernisation it will become a fabulous family home. Currently there are five bedrooms, two reception rooms and two bathrooms but the scope to develop is enormous (subject to the necessary consents). Further benefits include period features, a private garden and a great position on the street.

## LOCATION:

James Avenue is a lovely cul-de-sac close to the Mapesbury Conservation area, an outstanding example of Edwardian housing strongly influenced by The Arts and Crafts movement and preserved by the residents association for the past 40 years. Located well for Willesden Green tube station (5 minutes walk/Jubilee Line - Zone two), Cricklewood Station (8 minutes Thameslink), 10 minutes from the green Expanses of Gladstone Park and the local cafes, restaurants and shops of Willesden Green and Cricklewood.

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