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Churchill & Mathesons

Avenue Road, London, W3 8QH

Asking Price £520,000 Leasehold - Share of Freehold



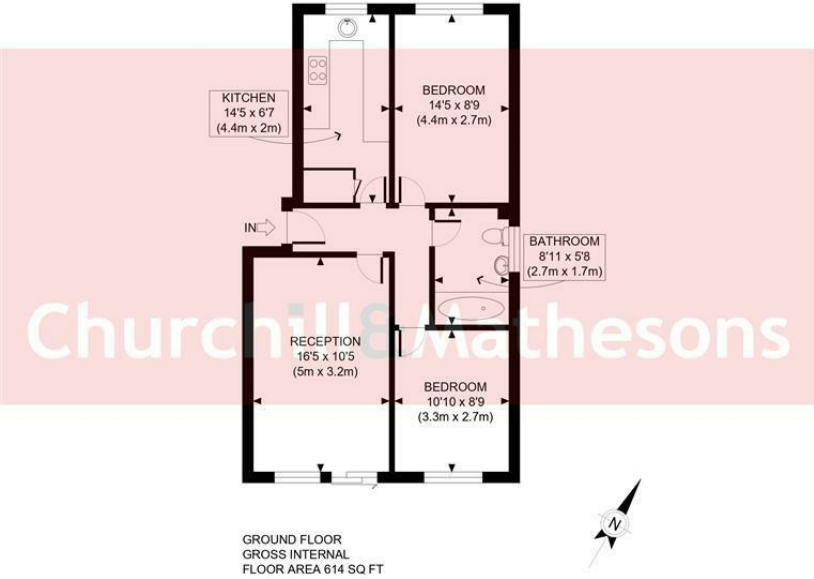
**KEY FEATURES:**

- GROUND FLOOR FLAT
- SHARE OF FREEHOLD
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- ACCESS INTO COMMUNAL GARDEN
- PRIVATE GARAGE
- GREAT LOCATION

Found in the the heart of London on the prestigious Avenue Road, Acton, W3. This 614sqft charming SHARE OF FREEHOLD ground floor flat offers a delightful blend of comfort and convenience. It has a cosy SOUTH facing living room that gets loads of sunlight with sliding doors out onto the a communal garden. It boasts 2 well-proportioned bedrooms, 1 bathroom and a separate well appointed kitchen. The lock up GARAGE a rare find for anyone living in London.

This flat presents a wonderful opportunity for those looking to embrace city living while enjoying the tranquillity of a residential area. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed.

The location is superb, with easy access to local amenities, parks, and excellent transport links, making it an ideal base for exploring all that London has to offer or easy access to Heathrow.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 614 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 614 SQ FT/ 57 SQM

PROPERTY PHOTO PLANS.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential               |
|-----------------------------------------------------------------|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.