



**32 Kingsley Avenue
London, W13 0EF**

Offers In Excess Of £775,000

Evans & Company are pleased to present this spacious 3 Bedroom Semi Detached Victorian House located in a popular residential area. The property is in need of updating but benefits from double glazed windows, gas central heating(Not Tested) 2 separate reception rooms and is offered with no upper chain.

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Covered Entrance

Front door to

Entrance Hall

Stairs to first floor, doors to

Reception 1

26'2" x 10'11" (8.00 x 3.35)



Double glazed bay window to front and double glazed sliding door to rear garden

Reception 2

12'11" x 11'5" (3.94 x 3.49)



Double glazed bay window to front, open fireplace

Kitchen

12'2" x 8'8" (3.71 x 2.65)



Double glazed window to rear

Stairs to First Floor

doors to

Bedroom 1

13'11" x 11'6" (4.25 x 3.51)



Double glazed bay window to front, built in wardrobes

Bedroom 2

12'8" x 10'11" (3.88 x 3.35)



Double glazed windows to front, built in wardrobes

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Bedroom 3

11'0" x 10'2" (3.36 x 3.12)



Double glazed window to rear

Bathroom

11'0" x 7'10" (3.36 x 2.41)



5 piece suite, shower cubicle, panel enclosed bath, low level wc, wash hand basin, bidet, double glazed window to rear

Outside

Front

Small area enclosed by brick wall, side access to

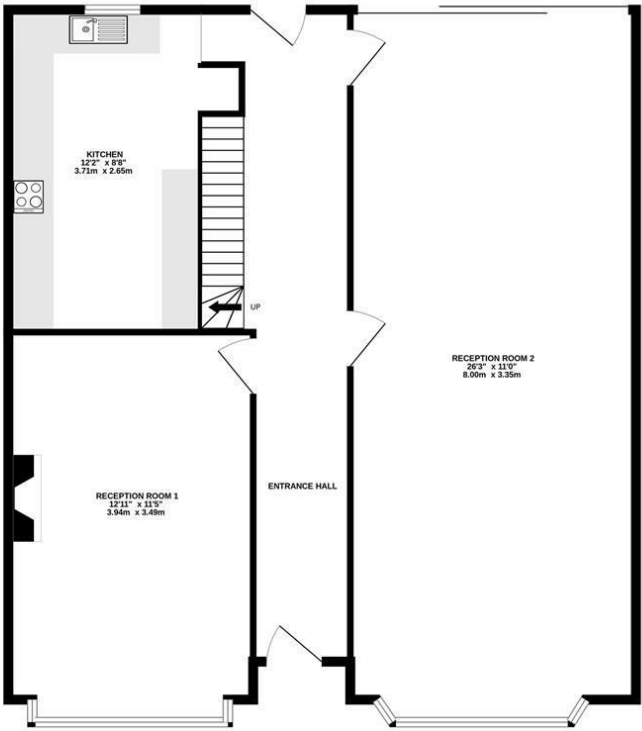
Rear



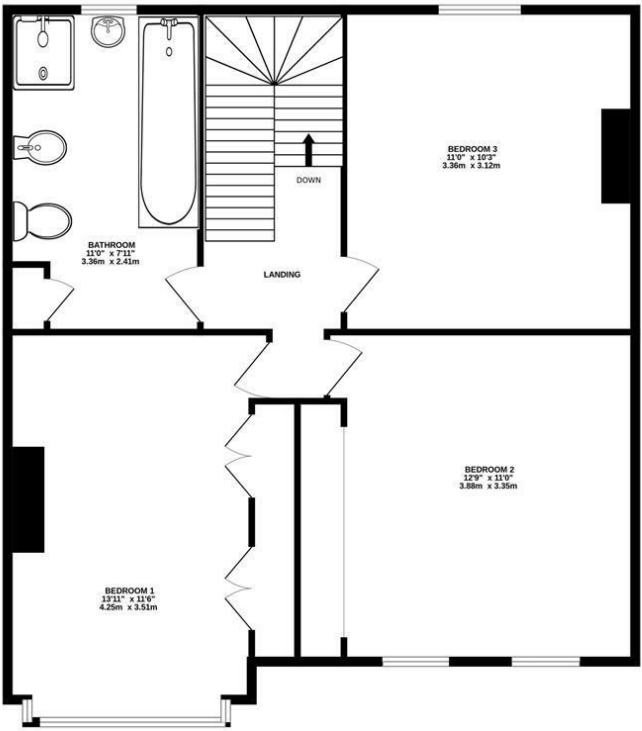
Brick built outbuilding housing boiler (Not Tested), mainly paved enclosed by brick wall



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		