



168

Avenue Road
Acton
W3 8QQ

RWHITLEY
Est. 1938 & CO

Guide Price £465,000



- Ground Floor Garden Flat
- Two Double Bedrooms
- Living/Dining Room with Bay Window
- Kitchen
- Bathroom
- Private Garden
- Gas Central Heating
- Share of Freehold
- Long Lease To Be Granted On Completion
- No Onward Chain

DESCRIPTION

Offered to market for the first time in over 20 years and with the benefit of a share of the freehold. An opportunity to purchase an attractive and characterful two double bedroom ground floor garden flat situated in the sought after Mill Hill Conservation Area. The property boasts two double bedrooms, separate kitchen with door to rear garden, family bathroom and a spacious living/dining room with bay window flooding the room with natural light. The property has tremendous potential and upgrading will unlock this to the full.

HEATING & HOT WATER

A gas fired combination boiler serves the

radiator system and provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is D.

OUTSIDE

Front: Low level brick wall boundary with opening to a pathway leading to communal door to shared lobby with front door to the flat.

Rear: Private low maintenance garden with concrete patio and planting bed.

LOCATION

The property enjoys easy access to Acton High street with its shopping facilities, bars and restaurants. Acton Town & Ealing Common stations as well as Acton mainline station with Elizabeth Line are within short distance. Westfields Shopping Centre and local schools are all within short motoring distance.

TENURE

We understand that the property will be sold with the benefit of a new lease upon completion with a term of 125 years. The property will also benefit from a share of the freehold.

GROUND RENT

We understand that the new lease will be subject to a peppercorn ground rent.*

SERVICE CHARGE

We understand that there is no annual service charge.*

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains gas, electricity, water and drainage.

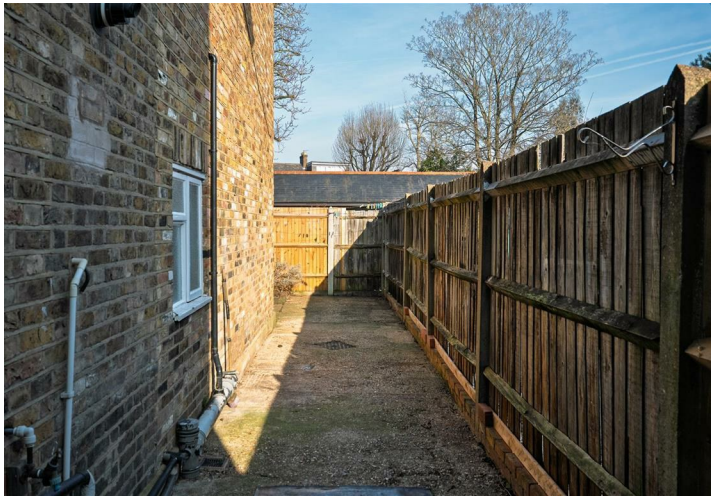
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

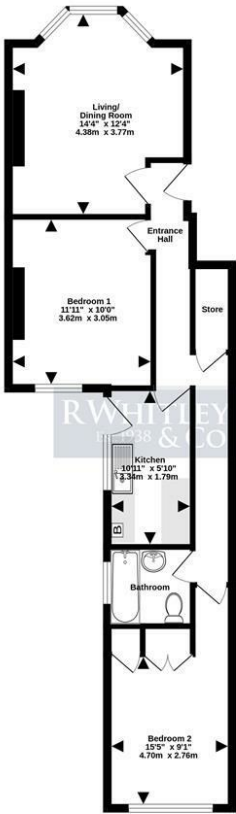
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 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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