



QUILLIAM

Cavendish Avenue
London

- 2 Bed purpose built first floor flat
- Private Rear Garden Landscaped
- Newly Fitted Separate Kitchen
- Dual Aspect Reception
- Newly Fitted Bathroom
- New Double Glazed Windows
- Fully Furnished
- Wooden Flooring
- Peaceful & Quiet Location
- On Street Car Parking

£2,250





Property Description

Quilliam are delighted to present this newly refurbished, purpose-built, first-floor, fully furnished two-bedroom flat. The property features engineered wooden flooring throughout, a bright dual-aspect reception/dining room, a double bedroom and a well-proportioned single bedroom, along with a newly fitted modern bathroom and a newly refurbished separate kitchen with integrated appliances.

The property further benefits from a self-contained private rear garden, which will be fully landscaped in the spring of next year to include an outdoor barbeque area, patio space, and a combination of flower beds. The flat is ideally located within walking distance of Castlebar Park Station and West Ealing Station.

The home has a distinctly light and airy atmosphere, enhanced by generous newly fitted uPVC windows that fill each room with natural daylight and feature trickle vents for optimal ventilation. The recent refurbishment provides a fresh, contemporary finish, creating a welcoming environment that feels both stylish and comfortable. The maisonette is fully furnished for an easy move-in experience, with well-chosen pieces that complement the layout and make the most of the available space.

The spacious reception room is ideal for relaxing or entertaining, while the separate newly fitted kitchen offers good storage and practical worktop surfaces for everyday use. Combined with strong transport links, a newly refurbished interior, and a good-sized private rear garden, this property offers an appealing and convenient living option for renters seeking quality and comfort in West Ealing.

Accommodation

Entrance hall

Reception / Dining Room

17'0" x 14'8"

Kitchen

10'11 x 6'6

Main Bedroom

13'0" x 10'10"

Second Bedroom

9'5" x 9' 1"

Bathroom

7'9" x 6'3"

LONG LET ONLY.



Property Information

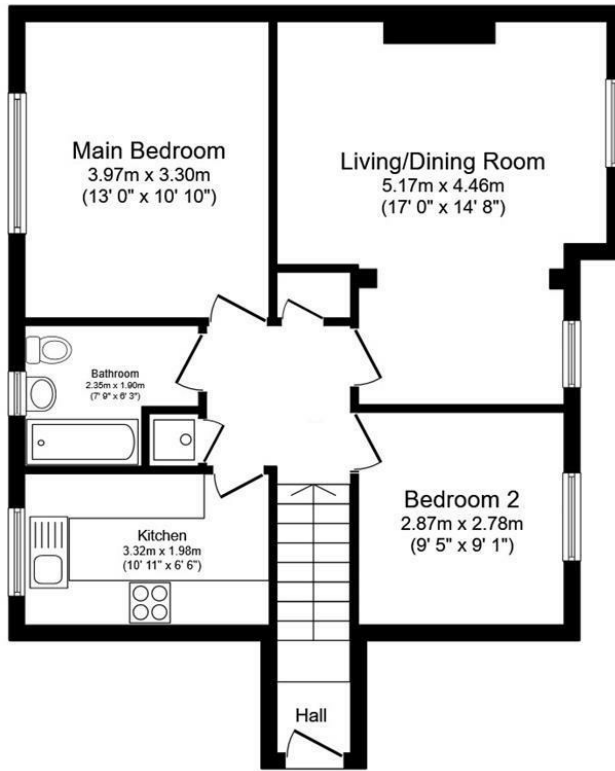
The property is to be let on an Assured Shorthold Tenancy. Dilapidation's Deposit will be equivalent to five weeks rent. We have been informed by the Landlord of the following information:

London Borough of Ealing. Council Tax Band: D

Council Tax Payable for 2025/26 ££2,041.02 per annum

The annual Council Tax Charge has been supplied in good faith. It will likely be reviewed and changed by the Local Authority for the following year and could be subject to an increase after the end of March 2026.

Parking: On-street



Floor Plan

Floor area 62.7 sq.m. (675 sq.ft.)

Total floor area: 62.7 sq.m. (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements