



## Avenue Road, W3

Located within this new purpose-built building as part of the awe-inspiring Acton Gardens development is this sizeable two-bedroom, two-bathroom apartment with private south facing balcony with direct views onto Mill Hill Park from its vantage point on the 4th floor of the building.

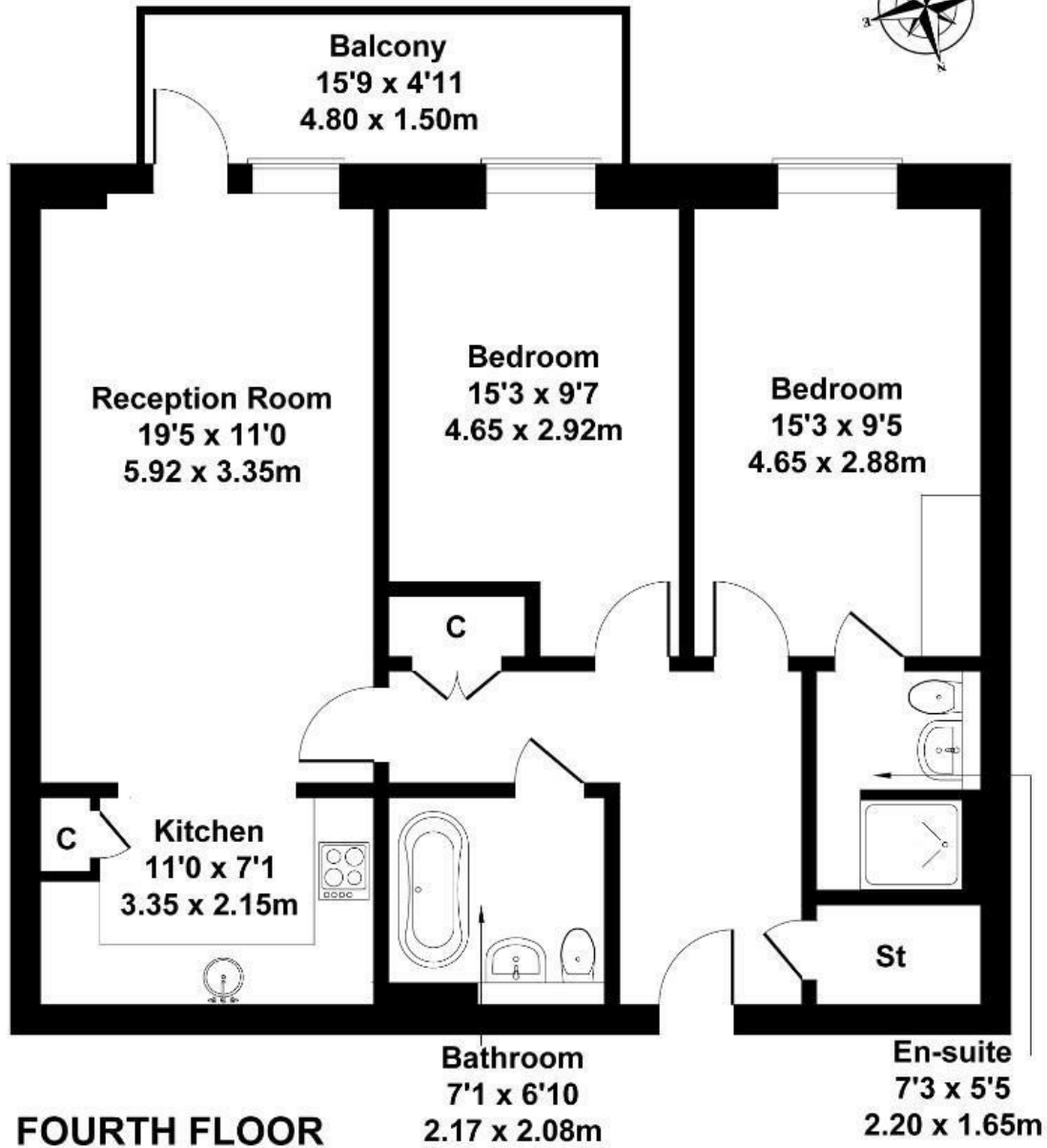
In brief, the property comes in bespoke condition throughout, measuring over 800 sq ft of internal living space with a large, lateral reception room opening up onto your own private balcony perfect for entertaining and al-fresco dining. Master bedroom with en-suite, large second bedroom and the attention to detail throughout and the quality of fixtures and fittings is exemplary.

£620,000

- Purpose built (2019)
- Two double bedrooms, two bathrooms
- South facing balcony
- Turnkey condition
- Long lease 243 years
- Direct views onto park
- Secure underground allocated parking
- No chain
- Fourth floor with lift
- Multi transport links within short walking distance

# Wilde House

Approximate Gross Internal Area  
829 sq ft - 77 sq m  
(Excluding Balcony)



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 