





About the property

What the owners love:

We've absolutely loved calling this first-floor maisonette our home for the past nine years. We moved in as a couple and are now leaving as a family of four, and it's been the perfect place to grow and make memories. The garden has been a real highlight – a wonderful space for the children's first milestones, from wobbly first steps to sunny afternoons playing outside. Inside, there's always been enough room to adapt as life has changed, including the flexibility we needed to work from home during Covid.

The local area is just as special and seems to be perfectly located to access Pitshanger, The Broadway as well as Hanwell and Northfields. We've loved discovering countless local parks and green spaces, brilliant pubs and restaurants on our doorstep, and great nurseries and schools that have made life easy with the children. It's been such a happy chapter of our lives here, and we hope the next owners will love it just as much.

Key features

- Beautiful First Floor Maisonette
- Large Sunny Private Garden
- Excellent Schools & Nurseries Nearby
- Two Double Bedrooms
- Close to Lovely Parks and Green Spaces
- Generous Through-Lounge
- Fantastic Transport Links including Elizabeth Line
- Gorgeous Refurbished Kitchen
- Blend of Charm & Contemporaneity
- Buyer Information Pack Available

Material information

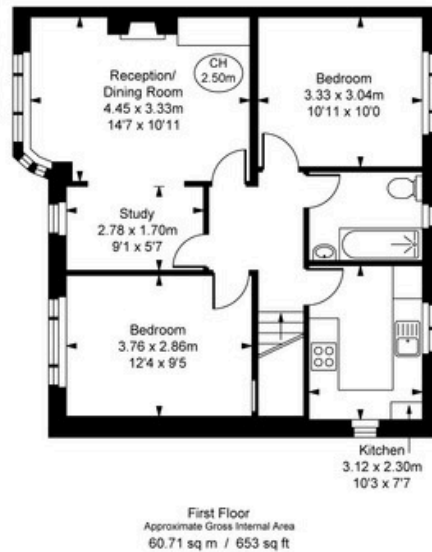
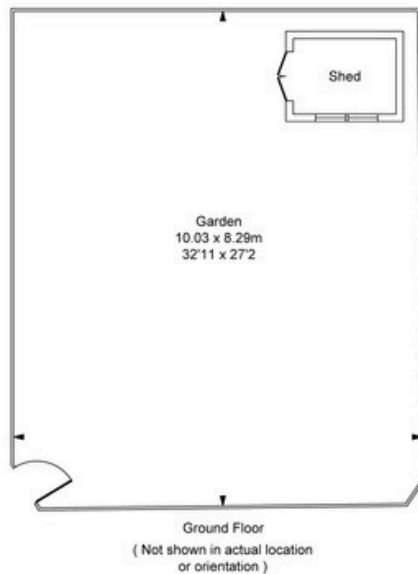
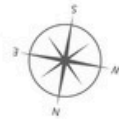
- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£450,000**
- Lease Start Date - **25/12/1950**
- Lease Duration - **999 years**
- Lease Years Remaining - **924 years**
- Ground Rent - **£7.32 yearly**



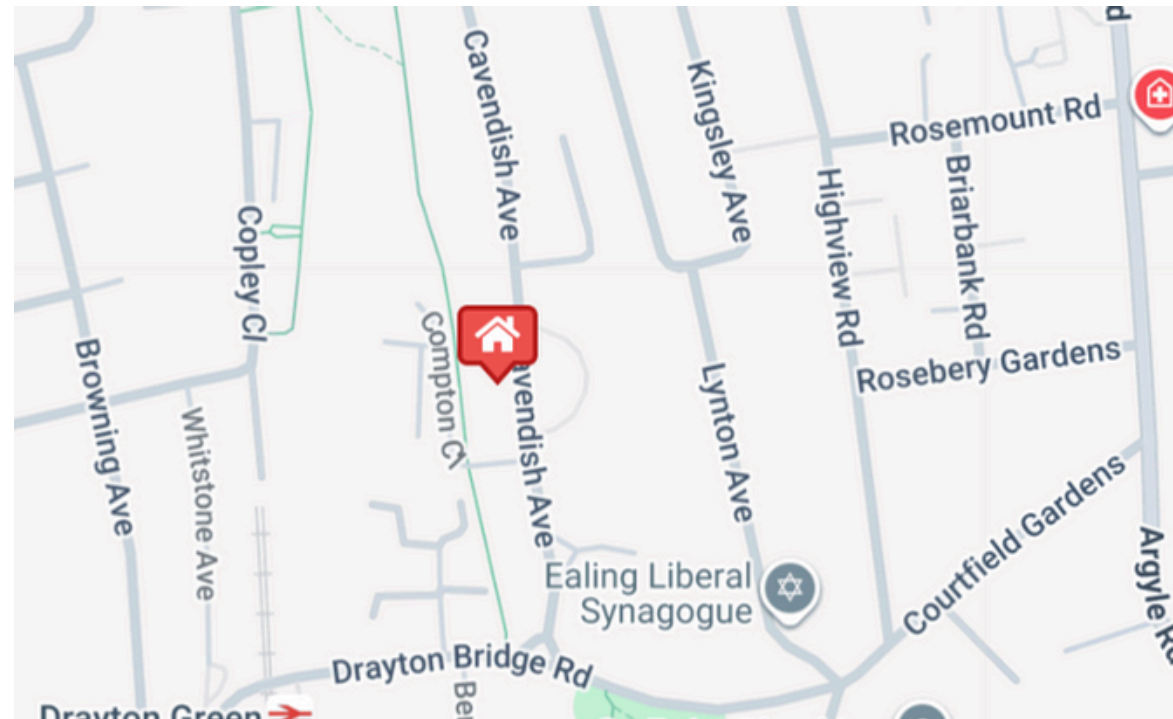


PAUL LESLIE
 Director
 020 3488 6445
 07738 401 822
 paul@leslieandcompanyuk.com

Cavendish Avenue, W13
 Approximate Gross Internal Area
 62.24 sq m / 670 sq ft
 (CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

