



**Julian Avenue, London, W3 9JE**



**welcome to**

## **Julian Avenue, London**

This newly refurbished, first floor conversion flat is situated in the heart of Acton on a tree-lined residential road. The property is a short walk to Springfield Gardens and a variety of local amenities and transport links. The property offers a front open-plan modern kitchen & reception room with a bay window and new appliances, two bedrooms and a stylish contemporary family bathroom. Other benefits include a lease of over 168 years remaining, peppercorn ground rent and no onward chain.

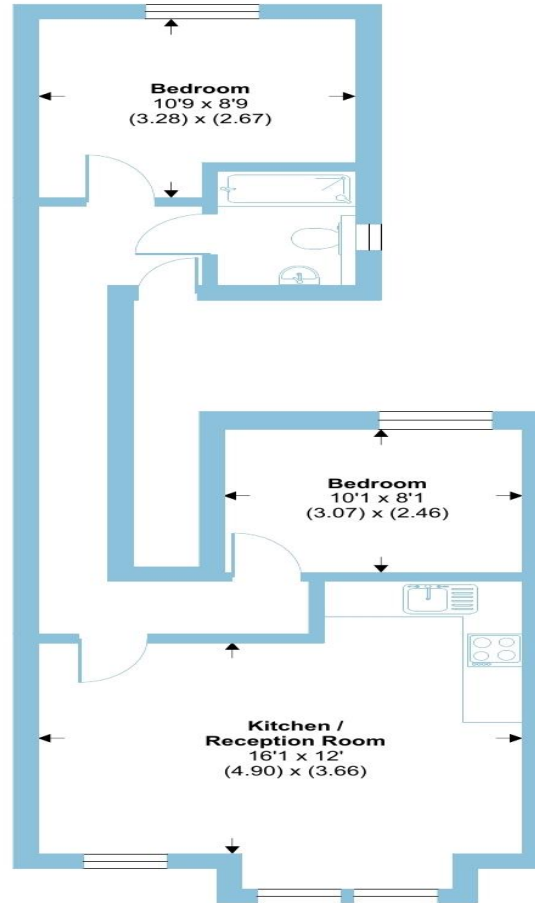
The property is just a short walk to bus links and Acton Main Line train station (Elizabeth line & Great Western Rail), a variety of local shops and amenities. The property has easy access to Ealing Broadway & Westfield which both offer an abundance of restaurants, cafes, bars and retail shops. The A40 & North Circular are also easily accessible.



# Julian Avenue, London, W3

Approximate Area = 553 sq ft / 51.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1107764



welcome to

## Julian Avenue, London

- First floor conversion flat
- Newly refurbished
- Two bedrooms
- Vacant & no onward chain
- Excellent nearby transport links

Tenure: Leasehold EPC Rating: C

guide price

**£450,000**

This newly refurbished first floor conversion flat situated on Julian Avenue in Acton, offers two bedrooms and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing.



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108981](https://www.barnardmarcus.co.uk/Property/EAL108981)



Property Ref:  
EAL108981 - 0003

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