



**Amherst Avenue, London W13 8NQ**



## **welcome to** **Amherst Avenue, London**

Tucked away on one of Ealing's most picturesque and tranquil streets, this delightful one-bedroom apartment offers elegant period charm in a peaceful, secluded setting just moments from the heart of Ealing. A wonderful first home, pied-à-terre, or investment in a truly desirable location.

This conversion flat is set within an attractive Edwardian semi-detached building on one of Ealing's most sought-after residential roads. The property spans 629 sq. ft and features a bright and spacious living/dining room, a separate fully fitted kitchen, and a modern bathroom. The bedroom is well-proportioned, and the flat enjoys an abundance of natural light throughout. Boasting generous eaves storage for exceptional practicality without compromising space or character, this delightful property also includes a valuable share of the freehold.

Amherst Avenue is a leafy residential street that feels worlds away from the bustle yet is perfectly positioned for access to Ealing Broadway's shops, cafés, parks, and the Elizabeth Line for fast links across London.



## Amherst Avenue, London, W13

Approximate Area = 502 sq ft / 46.6 sq m

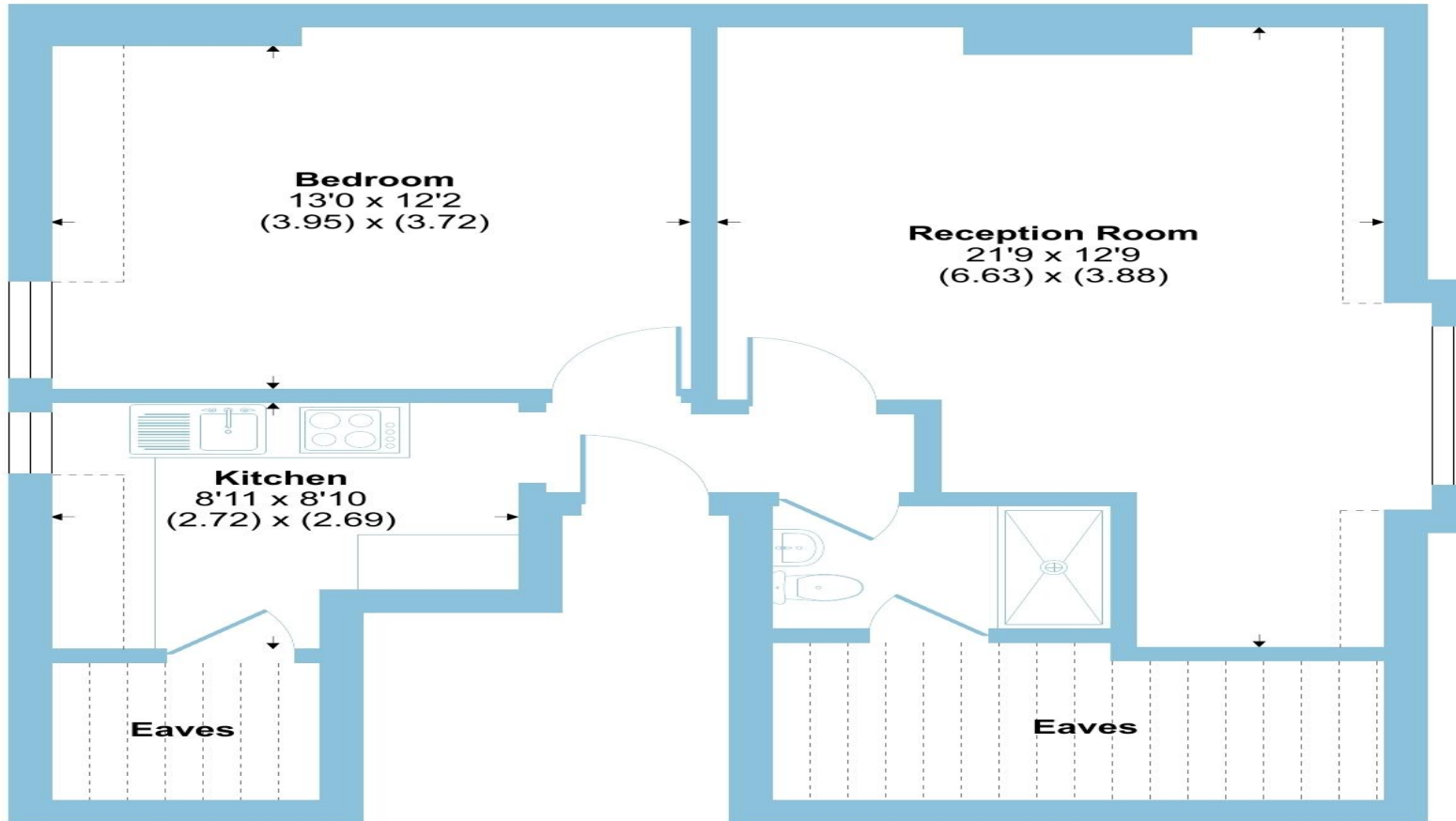
Limited Use Area(s) = 127 sq ft / 11.7 sq m

Total = 629 sq ft / 58.3 sq m

For identification only - Not to scale



Denotes restricted  
head height



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Barnard Marcus. REF: 1271980

**welcome to**

## **Amherst Avenue, London**

- Charming Top Floor Conversion Apartment
- Quiet Leafy residential road, but central Location
- Circa 629 sq. Ft of internal space
- Share of freehold
- No onward chain

Tenure: Share of Freehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## **Guide price £390,000**

This top floor conversion flat situated on Amherst Avenue in Ealing, offering space and the perfect location, other benefits include a share of freehold and no onward chain. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL106885](https://barnardmarcus.co.uk/Property/EAL106885)



Property Ref:  
EAL106885 - 0007

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