



St. Stephens Court The Avenue, London W13 8HX

welcome to

St. Stephens Court The Avenue, London

An expansive, unique, ground floor flat, situated in a landmark converted church in the popular "St Stephens" area in Ealing offering a generous size with circa 750 sq.ft of internal space. The property is in good internal condition offering a modern internal finish and retaining its character. The property offers a good-sized entrance hall, a bright & airy 19' reception & dining room with doors onto the patio, a separate kitchen with integrated appliance's, a generous 18' bedroom with built in wardrobe's & shelving which also has doors onto its own patio and a modern family bathroom. Other benefits include no ground rent, an allocated parking space, residents communal garden, circa 151 years left on the lease and no onward chain.

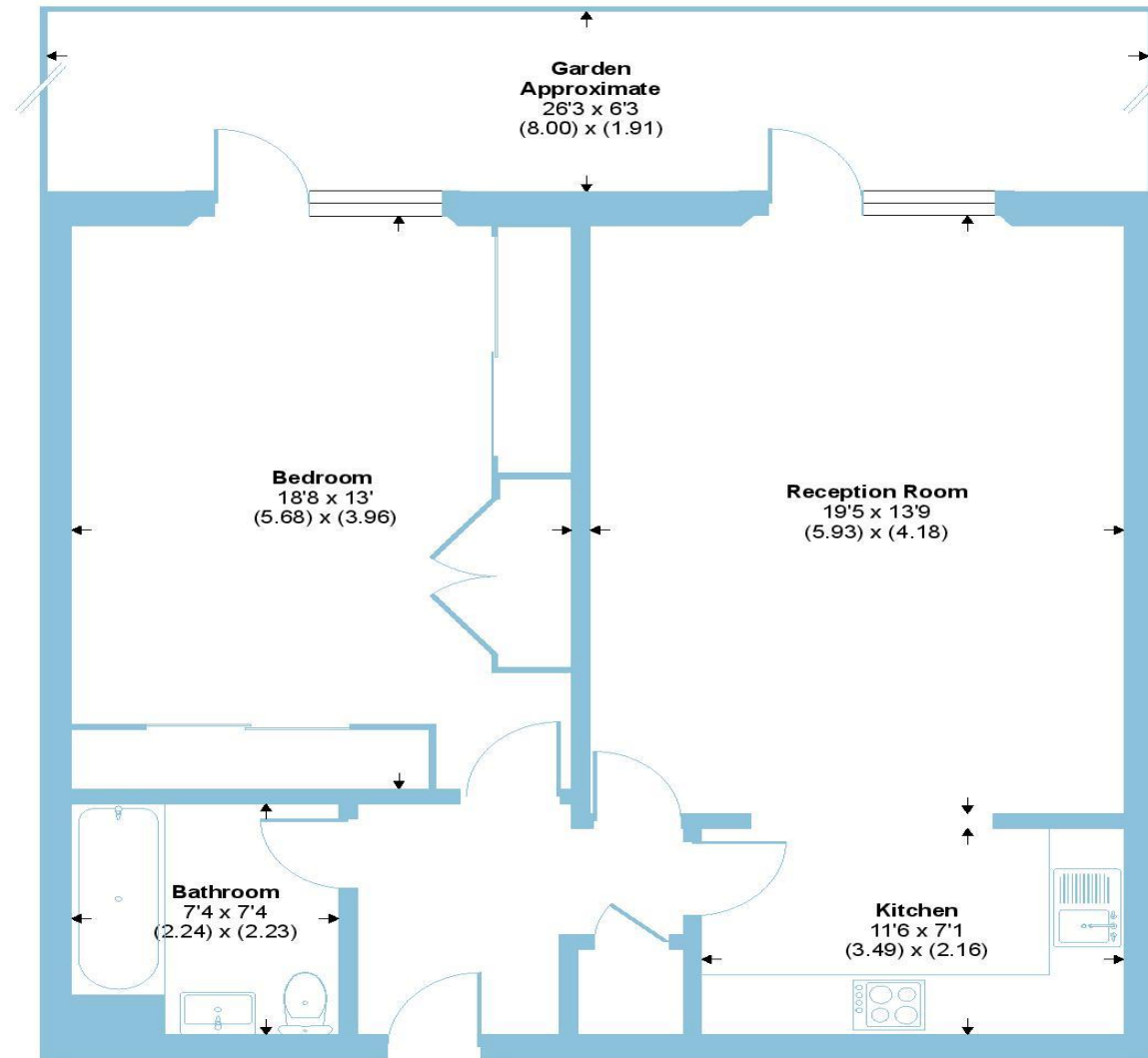
The property is easily accessible to the A40 & M4, the popular "Pitshanger Village", Ealing Broadway's town centre which offers the retail shopping centre, and an abundance of restaurants, cafes, bars, local schools, parks & a variety of transport links (bus stops, Central & District line, Great Western and walking distance to the Elizabeth line).



St. Stephens Court, The Avenue, London, W13

Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © [nichecom](#) 2025. Produced for Barnard Marcus. REF: 1353438

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St. Stephens Court The Avenue, London

- Ground floor, spacious converted flat
- Circa 745 sq.ft of internal living space
- Patio and direct access to the residents garden
- 151 year lease remaining + Allocated off street parking space
- No onward chain
- Excellent location, a short walk to transport links (Bus links, Great Western Rail & Elizabeth line)

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2397.00

Ground Rent: Ask Agent

Welcome to this delightful church conversation flat, situated on The Avenue in Ealing W13, benefiting circa 745 sq.ft of internal space, a generous 19'5 reception room, a large double bedroom, extended lease, patio, allocated off street parking and no onward chain. Please call the Ealing branch today to arrange a viewing!

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108564

This is a Leasehold property with details as follows; Term of Lease 189 years from 19 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
EAL108564 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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