



Eastbourne Avenue
Acton, W3

CHESTERTONS





A split level conversion flat arranged over the first and top floors of this semi-detached house with three bedrooms, and presented for sale in excellent order throughout.

With the accommodation measuring in excess of 1,000 sq ft, on the first floor there is a wonderful open plan reception/kitchen, with built in appliances and attractive wood floor, master bedroom and bathroom. Over the top (loft) floor there is a second double bedroom with Juliette balcony, contemporary shower room and Bedroom 3. The property also benefits from share of freehold.

Eastbourne Avenue is located in this sought after residential area within close proximity to Poets Corner with excellent links to the A40, Acton Central, Acton Main Line, East Acton Stations and Acton High St reet.

- First and Second Floor flat
- Three bedrooms
- Two Bathrooms
- Open Plan Reception/Kitchen
- Excellent Decorative order
- Share of freehold

Asking Price: £600,000

Energy Efficiency Rating		Current	Potential
100-90	A		
81-91	B		
69-80	C	78	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 977 years 3 months / Share of Freehold

Service Charge: Contribution to cost of repairs as and when, property repainted every five years, building insurance

Ground Rent: n/a

Local Authority: Ealing

Council Tax Band: C

Chestertons Chiswick Sales

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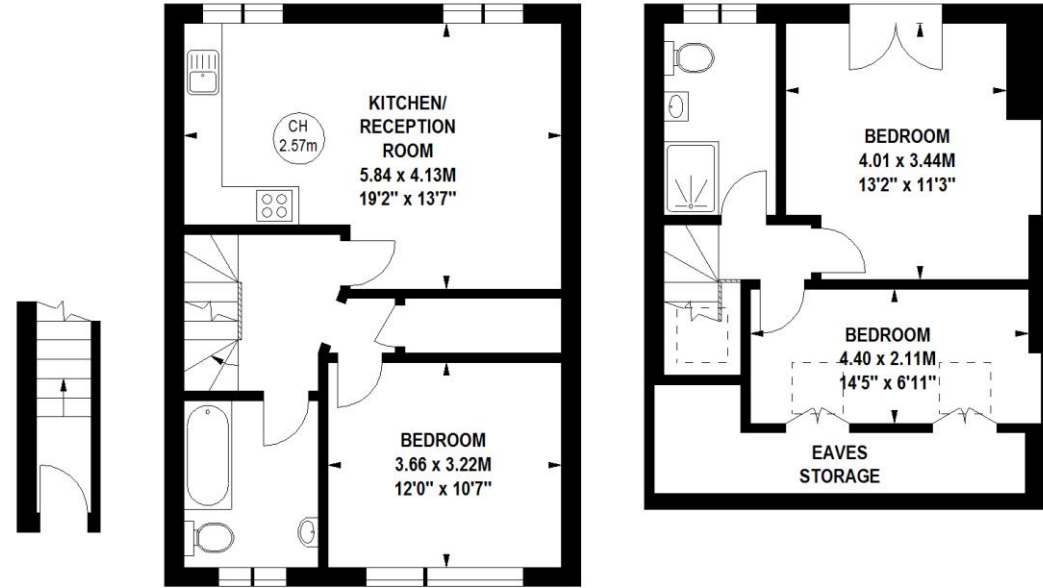
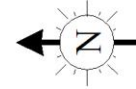
Approximate gross internal area

95.32 sq m / 1026 sq ft
(Including Eaves Storage)

Eaves Storage

6.50 sq m / 70 sq ft

Key :
CH - Ceiling Height



**Ground Floor
Entrance**

First Floor

Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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