



## West Lodge Avenue, , London, W3 9SF

- Five Bedroom Period Property
- Double Rooms
- Corner Plot
- Excellent Transport Links
- Available Immediately
- Substantial Living Space
- Ideal for HMO (subject to licence)
- Large Private Garden
- Unfurnished
- Viewings Highly Recommended

**Asking Price £1,750,000**



# West Lodge Avenue, , London, W3 9SF - Asking Price £1,750,000

## DESCRIPTION

A large period property with substantial living space set in a prime residential area surrounded by local amenities and excellent transport links. The property is ideal for a HMO (Subject to License) or single family occupancy. The property also benefits a separate garage and is available immediately.





## West Lodge Avenue, W3

Approximate Gross Internal Area = 226.7 sq m / 2440 sq ft

Garage = 25 sq m / 269 sq ft

Total = 251.7 sq m / 2709 sq ft



### Viewings

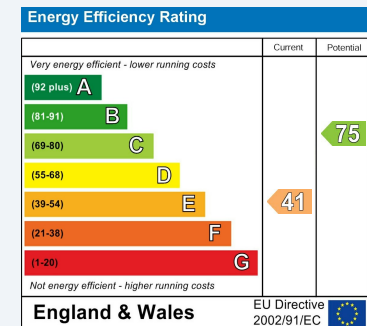
Please contact [brentford@hunters.com](mailto:brentford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

