

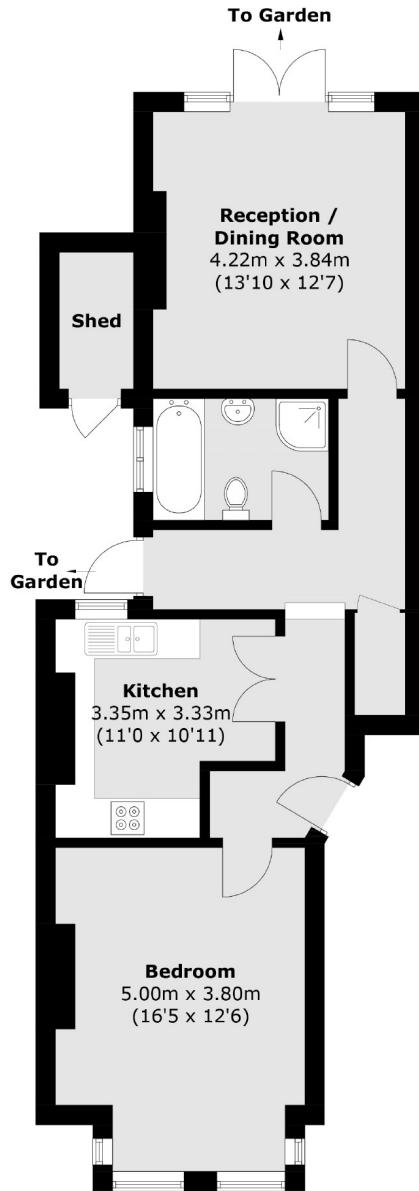


## Melbourne Avenue, W13

£450,000

A large one double bedroom semi-detached ground floor flat with a secluded garden and allocated off-street parking. Additional benefits include a long lease and being offered to the market with no onward chain.

Ideally located for the Elizabeth line at West Ealing station which provides unrivalled access to Central London. Local parks to enjoy include Elthorne, Lammas & Walpole.



Approx Internal Area: 64.0 sq. m (688.9 sq. ft)

Shed: 2.5 sq. m (26.9 sq. ft)

Total: 66.5 sq. m (715.8 sq. ft)

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