

St. Albans Avenue, London, W4

Guide Price £395,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Ground floor two bedroom flat
- 16'5 Reception room
- Popular residential road
- Fitted kitchen with breakfast bar
- Two double bedrooms
- No onward chain

Tenure - Leasehold  
 Lease length - 85 years remaining  
 Ground rent - £10 pa  
 Service charge - £2225.02 pa  
 Local authority - Ealing  
 Council tax - Band D

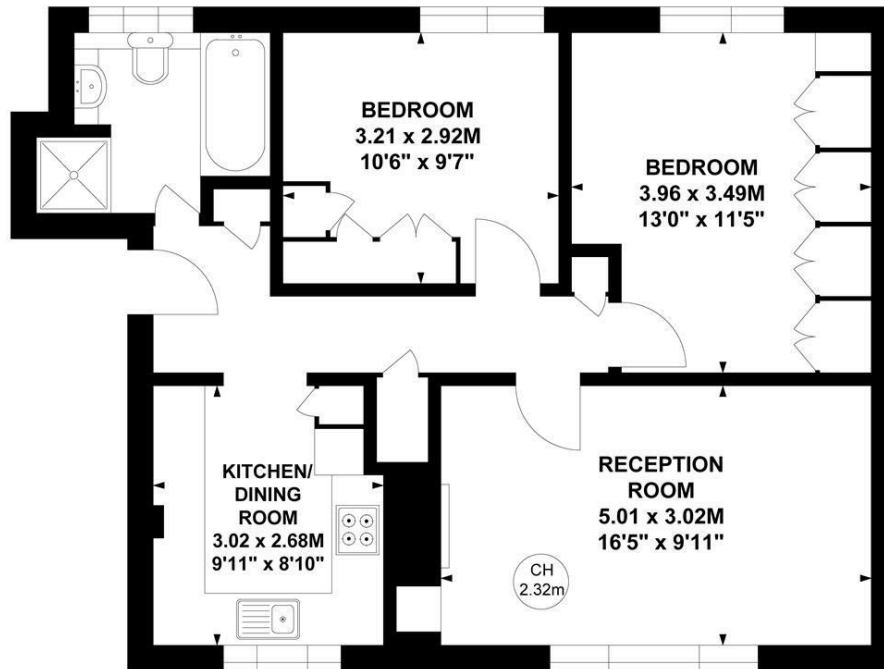
## THE PROPERTY

A ground floor purpose-built two double bedroom flat located on this popular residential road, a short walk from Chiswick High Road and close to Southfield Park. The flat is well-presented, with the accommodation comprising a 16'5 reception room with wood floors, two double bedrooms, a fitted kitchen with a breakfast bar, a bathroom with a separate shower and bath, and extensive storage both within the flat and in a further external storage cupboard. Ideally located on this tree-lined residential road within a short walk of Chiswick High Road's shops, cafes and restaurants. Transport links include Turnham Green and Chiswick Park stations, local bus routes and the A4/M4 for routes in and out of London.

## St Albans Avenue, W4

Approximate Gross Internal Area  
 61.92 sq m / 666 sq ft

Key :  
 CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

## SITUATION



5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8747 8800

E-mail [sales@whitmanandco.com](mailto:sales@whitmanandco.com)

Website [www.whitmanandco.com](http://www.whitmanandco.com)



MISREPRESENTATION ACT 1967

Whitman & Co. for themselves and for the vendors give notice that these particulars do not constitute any part of, an offer of contract. All statements contained in these particulars are made without responsibility on the part of Whitman & Co. or the vendor. None of the statements contained in these particulars is to be relied upon as statements or representations of facts. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Whitman & Co. or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to the property.