



## Melbourne Avenue, W13

£425,000

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.



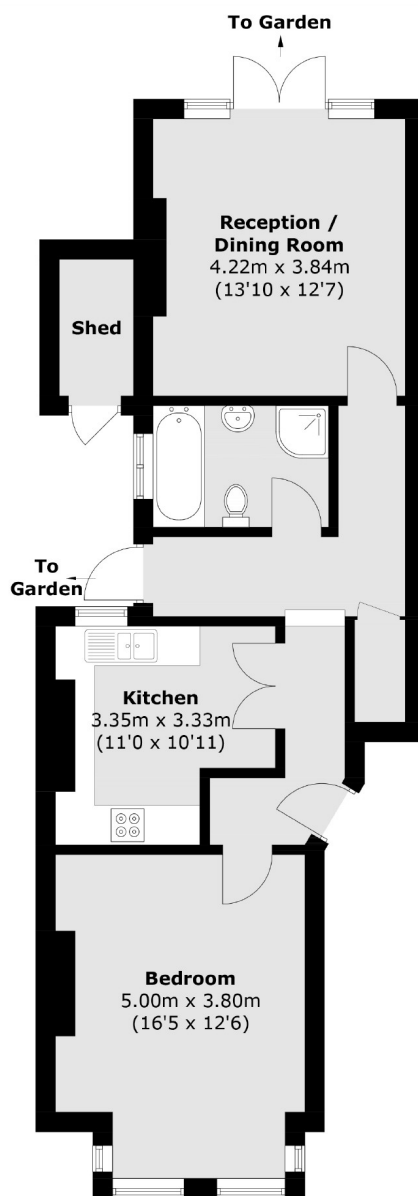
A large one bedroom flat comprising double bedroom, recently renovated bathroom, kitchen and separate living room which leads directly to the secluded garden. The flat benefits throughout from high ceilings and natural light.

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.

- One Double Bedroom • No Onward Chain • Off-Street Parking •
  - Long Lease • Secluded Garden • Elizabeth Line (West Ealing) •
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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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