

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

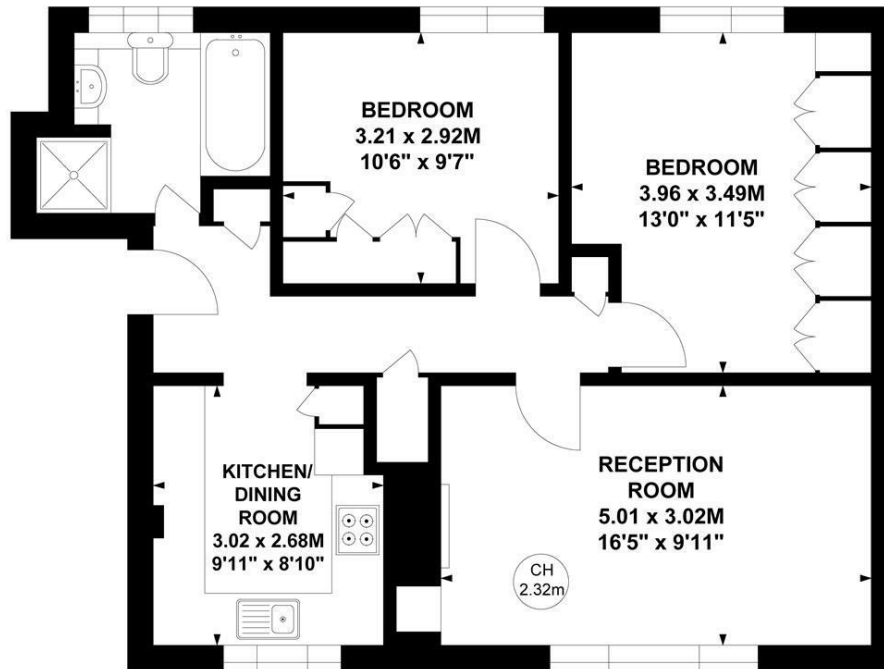
## THE PROPERTY

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)

