



**JAPAN  
SALES & LETTINGS  
AGENCY**



## Avenue Road, Acton W3

**£530,000**



2



2



1



B

**Council  
Tax Band D**

For viewing requests, please email us.

### Key features:

- 2 bedrooms, 2 bathrooms, 1 reception
- Parking: Dedicated off-road parking space in a secure car park
- USP: Top-floor flat (6th floor) with no onward chain, open-plan kitchen/living/dining room with park views, and private balcony with space for outdoor seating, not overlooked
- Appliances & Features: Double oven, built-in microwave, washer/dryer, Quooker instant boiling water tap, perfect-fit blackout blinds in both bedrooms and the living room, central hot water system, and ample storage space

### Description:

- 12 mins walk to Acton Town Station
- 7 mins walk to Sainsbury's Local grocery store
- 4 mins walk to cafés and restaurants
- EPC: B
- Council: Ealing, Tax band D (please search the fees from here: [gov.uk/council-tax-bands](http://gov.uk/council-tax-bands))
- Size: 818.06 sqft / 76 sqm
- Property type: Top-floor flat

Situated at the top of a 6-floor building, this beautifully maintained 2-bedroom, 2-bathroom flat is flooded with natural light and offers uninterrupted park views from the living room and both bedrooms. The open-plan kitchen, dining, and living area provides a stylish and comfortable setting, ideal for both entertaining and relaxing.

High-spec features include a double oven, built-in microwave, washer/dryer, Quooker boiling water tap, and a sleek modern design throughout. Both bedrooms

