



NEWTON AVENUE, ACTON
LONDON, W3 8AH
PRICE £499,950

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Located in this very pretty and quiet tree-lined street, opposite a Church and nearby South Acton recreation ground, this Ground Floor converted Flat comprises 2 bedrooms, reception, eat-in kitchen, bathroom/wc and 37ft west facing rear garden. The flat benefits from new laminate flooring/carpets, double glazed windows and is offered with no upper chain. Situated near to South Acton (Mildmay Line) station and the multiple shops, restaurants and bus routes along Acton High Street. Tenure is Leasehold (984 years unexpired) and Council Tax Band is 'C' (Ealing Council).



COMMUNAL ENTRANCE LOBBY

FLAT ENTRANCE & HALLWAY
with understairs meter cupboard, radiator.

RECEPTION
14'6 (to bay) x 11'11 (to alcove) (4.42m (to bay) x 3.63m (to alcove))
with double glazed windows, radiator, period style fireplace, ceiling cornicing and rose.

BEDROOM 1
13'5 x 10'0 (to alcove) (4.09m x 3.05m (to alcove))
with double glazed window, period style fireplace, built in cupboards, radiator.

BEDROOM 2
11'11 (to room door) or 7'7 x 8'5 (3.63m (to room door) or 2.31m x 2.57m)
with double glazed windows, recessed built in wardrobe, radiator.

KITCHEN
10'6 x 7'0 (3.20m x 2.13m)
with sink and drainer, wall and base cupboards, work surface, tiled splashback, hob and oven, plumbing for washing machine, double glazed windows, radiator, door to garden, tiled floor.



BATHROOM/WC

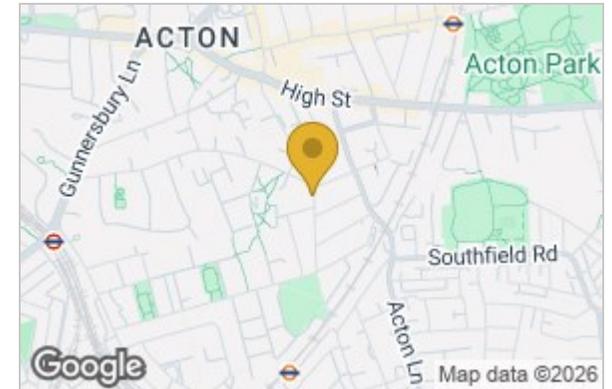
modern white suite with bath and shower attachment, pedestal wash hand basin, wc, part tiled walls, tiled floor, built in cupboard with central heating boiler, double glazed windows, radiator.

GARDEN
at rear 37ft (visual estimate).

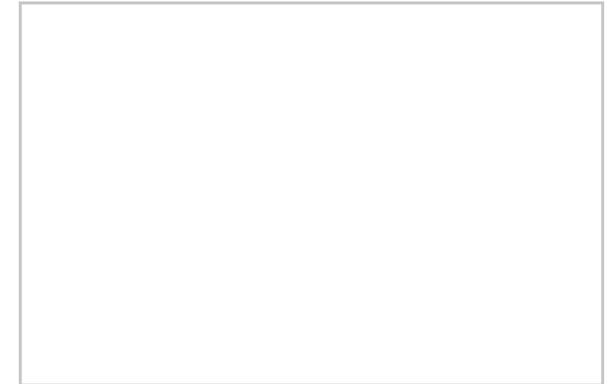
TENURE - LEASEHOLD
The tenure is Leasehold for a term of 999 years from 16th September 2011 (therefore 984 years unexpired).

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

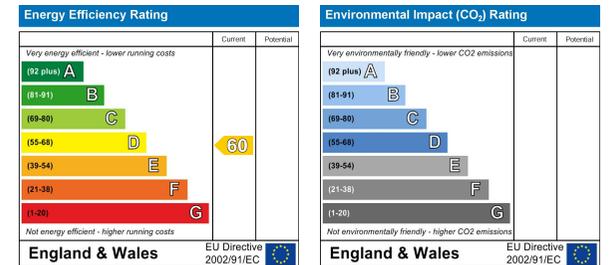
AREA MAP



FLOOR PLAN



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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