



Cavendish Avenue, London, W13 0JY

**Welcome to
Cavendish Avenue, London**

This spacious, turn-key ground floor maisonette with its own entrance has just been refurbished throughout. The property offers a front large reception & dining room with multiple windows creating an abundance of natural lighting, a brand-new fitted kitchen with designer integrated appliances with direct access to the large rear private garden, two double bedrooms and a new contemporary family bathroom. Other benefits include on street parking, a 900+ year lease, no services charges, peppercorn ground rent, double glazing throughout, and no onward chain.

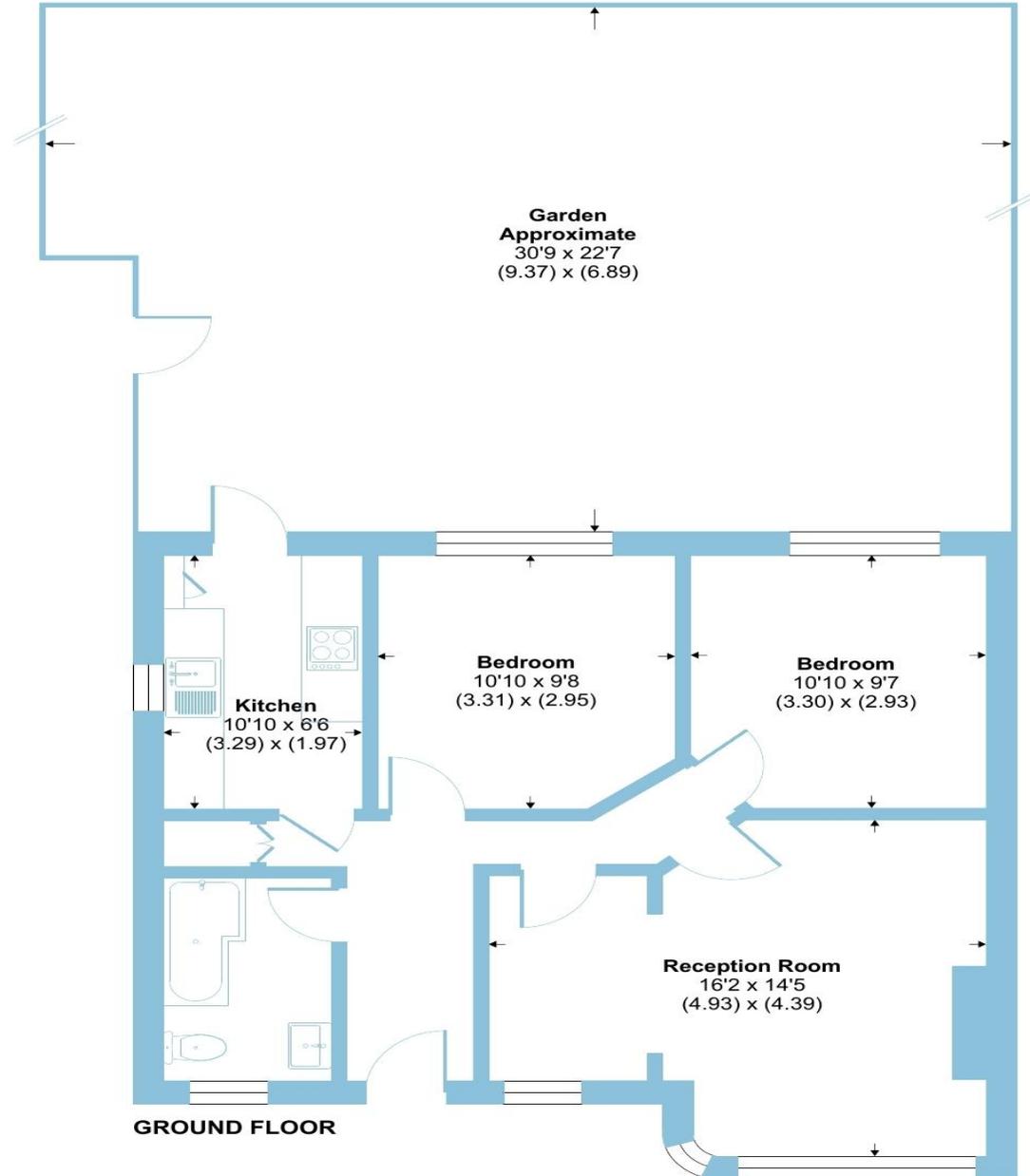
The property is walking distance to the local amenities of West Ealing and Hanwell, the popular Bunny Park & Zoo, the golf course, a variety of transports including West Ealing & Drayton Bridge Station and a good selection of local schools. Ealing Broadway is easily accessible offering the popular retail shopping centre, the tube station (Central line, District line, Great Western & Elizabeth line) and an abundance of restaurants, cafes, and bars.



Cavendish Avenue, London, W13

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



Welcome to

Cavendish Avenue, London

- Ground floor maisonette with its own entrance
- Refurbished throughout + new kitchen and bathroom
- Private large rear garden with direct access, a shed & side access
- No service charges, peppercorn ground rent and 900+ year lease remaining
- A short walk to nearby transport links

Tenure: Leasehold EPC Rating: C

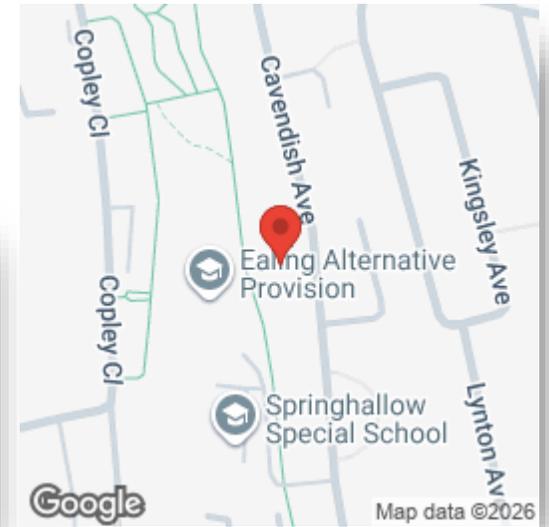
Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 2.36

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jun 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A ready to move into recently refurbished, ground floor maisonette situated in Cavendish Avenue in Ealing, the property benefits a large private garden, two double bedrooms, a 900+ long lease, and no onward chain. Please call the Ealing branch today to arrange a viewing!

offers in excess of **£475,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108894



Property Ref:
EAL108894 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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