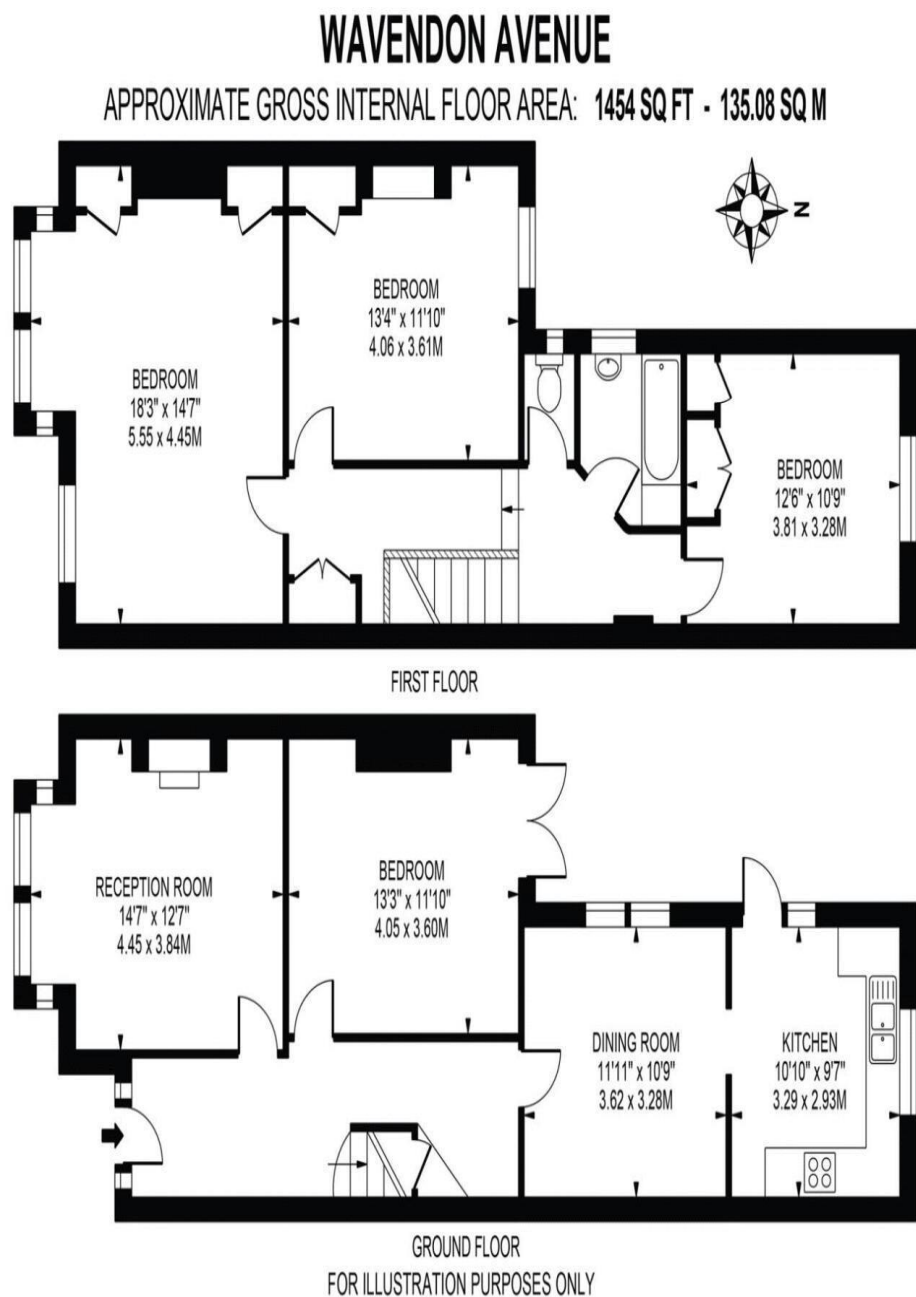


# The Floorplan...



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## More Details From...

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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Built in 1910, this charming period home forms part of a south-facing terrace set within an exceptionally wide avenue. The property retains many original features and has been sympathetically refurbished to a high standard. The accommodation comprises two reception rooms, a separate dining room, fitted kitchen, three double bedrooms, bathroom and separate WC. The main reception features a working fireplace with an attractive marble surround, while the second reception/family room includes a traditional wooden bookcase housing an impressive collection of classic English literature. The front garden is laid for easy maintenance, with a brick wall, iron railings and gated entrance. To the rear is a generous garden with established flower beds, a mature pear tree and lawn, providing a peaceful outdoor space. A traditional rear service entrance, complete with its original bell, is accessed via a footpath and has recently been secured by a gated entrance. Conveniently located within approximately five minutes' walk of the High Road and a little further from the Underground station, with easy access to the M3 and M4.



£2,995,000

Wavendon Avenue, London W4 4NP



## In Brief...

- Three Double Bedrooms
- Three reception rooms
- Character Features
- Potential to Extend (STPP)
- Delightful Garden
- Sought After Road
- Chain Free



## The Location...

### Nearest Stations ...

Wavendon Avenue is a wide, tree-lined avenue ideally positioned close to Chiswick High Road and the beautiful grounds of Chiswick House and Gardens. An excellent selection of boutiques, cafés, restaurants, and bars are all within easy reach, contributing to the area's enduring appeal. The property is conveniently located between Turnham Green Underground Station and Chiswick Park Underground Station, both providing District line services into Central London. The West End is also readily accessible by car, while the nearby A4 offers excellent connections to the M4 and Heathrow Airport. One of the area's principal attractions for families relocating from Central London or overseas is access to a number of highly regarded independent schools, including The Latymer Upper School, The Harrodian School and St Paul's School, together with several other outstanding educational options nearby.