



## The Avenue, W13

A large two bedroom upper floor split level flat in this period building.

The property is situated on a highly desirable street just a short walk from Ealing Broadway and West Ealing Stations.

The flat is close to 830 sq. ft and made up of a large reception, two double bedrooms, one en-suite and a family sized bathroom.

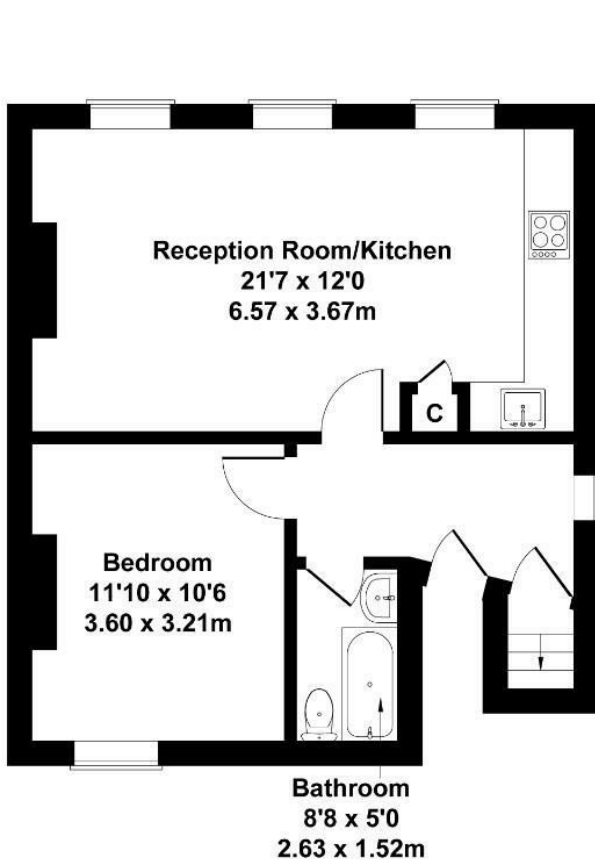
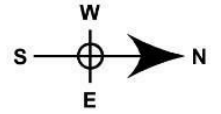
The flat further benefits from a new lease of 999 years and comes with no onward chain.

- Two bedroom split level flat
- Two bathrooms one en-suite
- Split level accommodation
- 829 Sq. FT
- Newly refurbished
- Luxury Kitchen
- Luxury bathrooms
- Close to West Ealing Station (Cross rail) Walking distance of Ealing Broadway

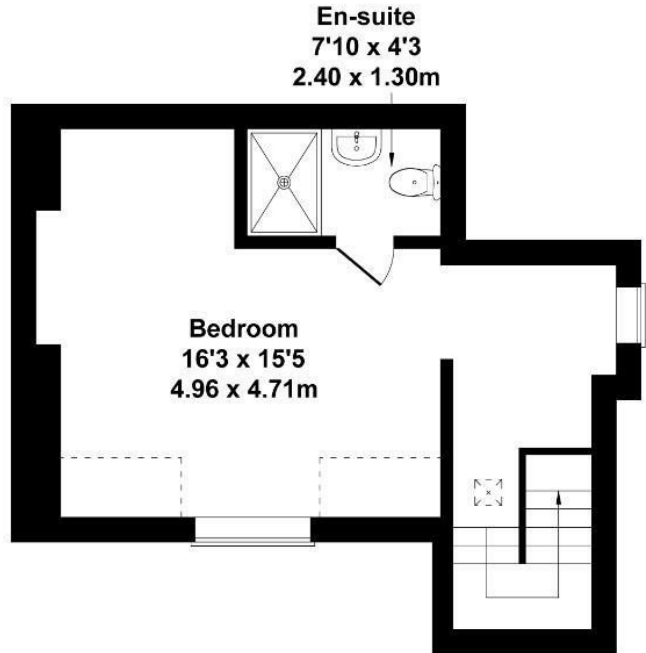
£499,950

# The Avenue

Approximate Gross Internal Area  
829 sq ft - 77 sq m



**SECOND FLOOR**



**THIRD FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	