



## The Avenue, W13

A charming two-bedroom split level flat in this imposing Victorian period house.

Measuring close to 900 sq ft, the flat has been nicely and thoughtfully decorated by its current owners.

The property boasts an impressive reception room with very high ceilings, a separate kitchen, two bedrooms, two bathrooms (one en-suite).

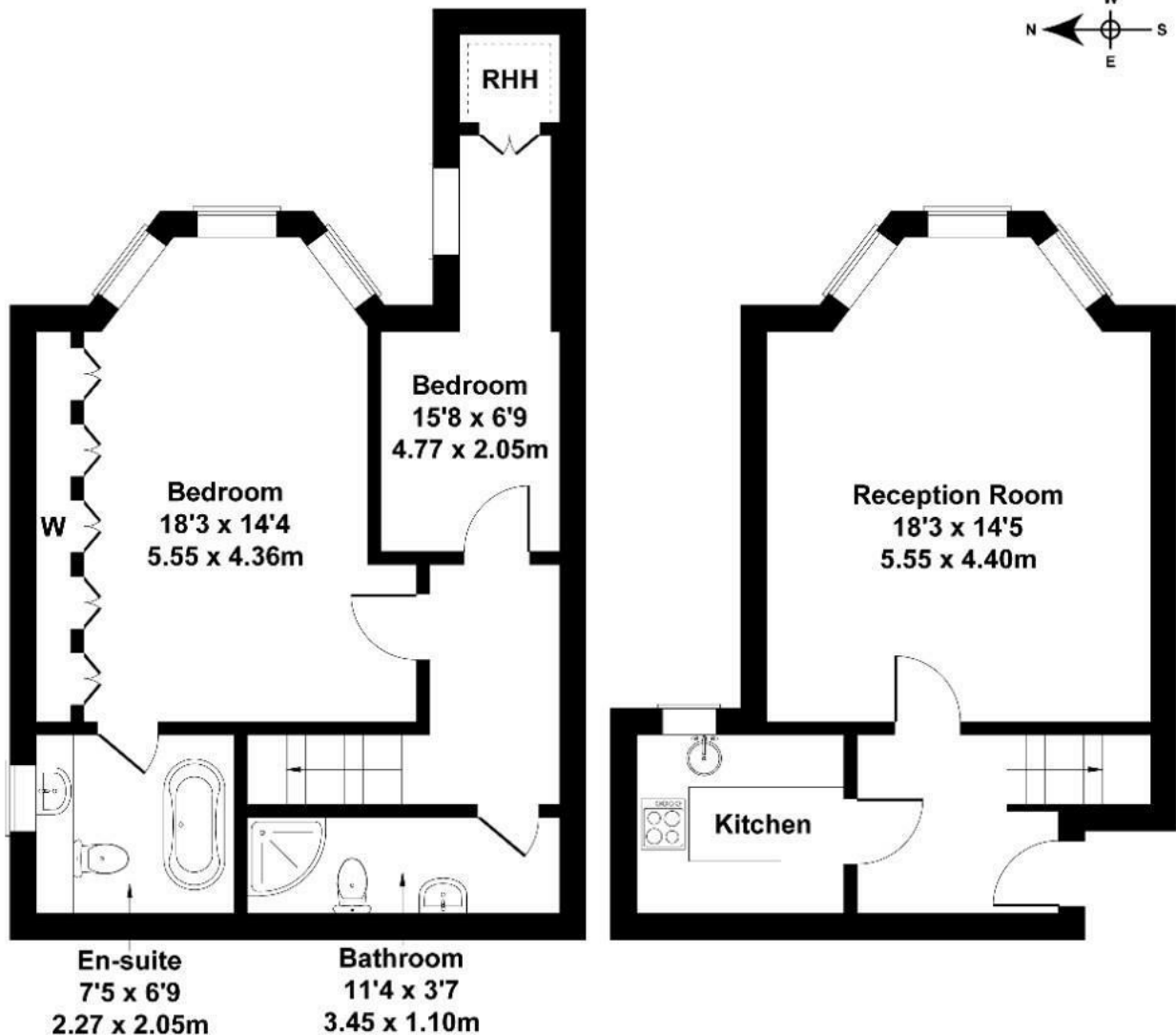
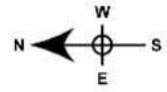
The flat further benefits from a share of freehold and off-street parking.

- Period split-level flat
- Two bedrooms
- Two bathrooms
- Share of freehold
- Long lease (985 years remaining)
- Off-street parking
- Great transports links
- Array of amenities nearby

£535,000

# The Avenue

Approximate Gross Internal Area  
861 sq ft - 80 sq m



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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 76        |
| (55-68) D                                   | 59                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |