



## Eastbourne Avenue, W3

A beautifully presented split-level conversion flat arranged over the first and top floors of this semi-detached house, offering three bedrooms and finished to an excellent standard throughout.

The property provides close to 1,000 sq ft of well-planned accommodation.

The first floor features an inviting open-plan reception/kitchen flooded with an abundance of natural light, attractive wood flooring, built-in appliances, and beautiful views to the rear.

This level also includes a spacious principal bedroom and a modern bathroom.

The upper floor offers a second double bedroom with a Juliette balcony, a contemporary shower room, and a third bedroom.

Further benefits include a share of the freehold and no onward chain.

**£595,000**

- 3 bedrooms
- 2 bathrooms
- Split-level
- Share of freehold
- Excellent decorative order
- Semi-detached property
- EPC rating C
- No onward chain
- Great transport links
- Array of local amenities

# Eastbourne Avenue

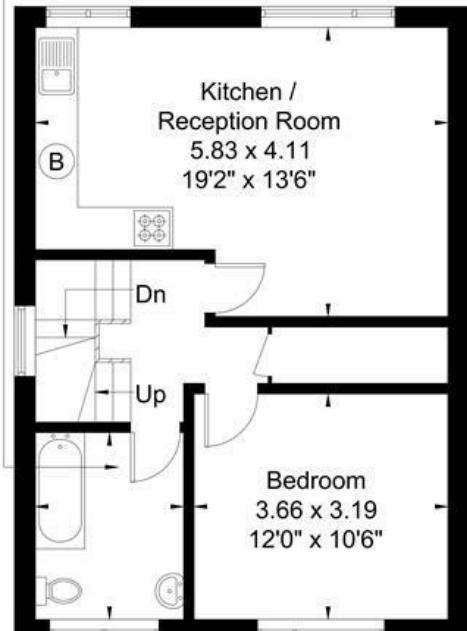
Approximate Gross Internal Area = 81.9 sq m / 880 sq ft  
 Eaves Storage / Reduced Headroom = 10.8 sq m / 116 sq ft  
 Total = 92.7 sq m / 996 sq ft



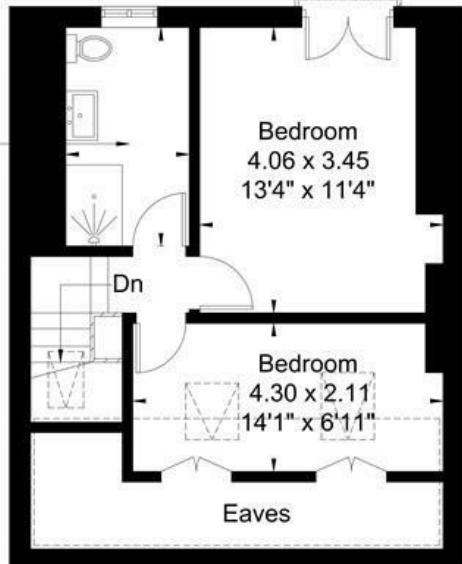
 = Reduced headroom below 1.5m / 5'0"

**Bathroom**  
 2.66 x 2.11  
 8'9" x 6'11"

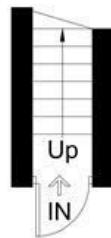
**Shower Room**  
 3.02 x 1.77  
 9'11" x 5'10"



**First Floor**  
 50.2 sq m / 540 sq ft



**Second Floor**  
 29.8 sq m / 320 sq ft  
**Eaves / Reduced Headroom**  
 10.8 sq m / 116 sq ft



**Ground Floor**  
 1.9 sq m / 20 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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