



## 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.

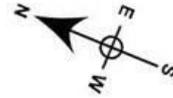
Further benefits include a share of the freehold and no onward chain.

£580,000

- 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

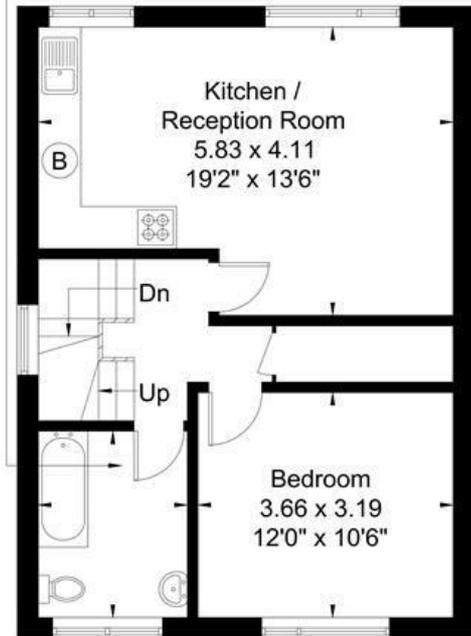
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Approximate Gross Internal Area = 81.9 sq m / 880 sq ft  
 Eaves Storage / Reduced Headroom = 10.8 sq m / 116 sq ft  
 Total = 92.7 sq m / 996 sq ft



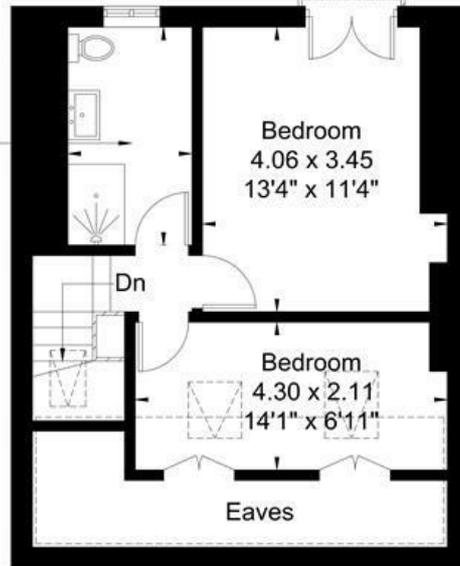
 = Reduced headroom below 1.5m / 5'0"

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

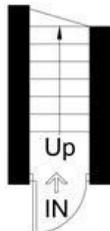


**First Floor**  
 50.2 sq m / 540 sq ft

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



**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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	