



## Woodgrange Avenue, London

Situated on the sought after Woodgrange Avenue in Ealing, this spacious three/four bedroom apartment offers generous and versatile accommodation, complemented by the rare benefit of a private garden. An added benefit of this wonderful property, it is offered with no onward chain, as well as no service charge or ground rent.

The property provides substantial living space throughout, with the flexible layout allowing the fourth bedroom to be utilised as an additional reception space, study or nursery depending on the needs of the next owner. Three further double bedrooms provide excellent accommodation for families, couples or those requiring additional space to work from home.

A particular highlight is the private garden, providing a secluded outdoor space ideal for entertaining, al fresco dining or simply enjoying the warmer months. The combination of substantial internal accommodation and private outside space makes this an appealing proposition in this highly regarded part of Ealing.

- Three/Four Double Bedrooms
- Private Garden
- No Service Charge or Ground Rent
- Long Lease
- No Chain
- Desirable Location

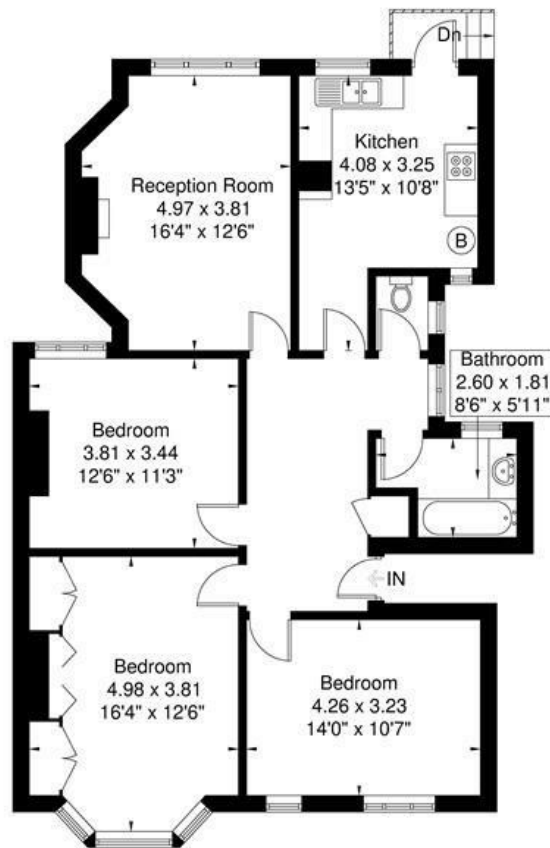
£699,950

# Woodgrange Avenue

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft



Ground Floor



First Floor

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>                            |                            |           |
| (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<br>2002/91/EC |           |