



First Avenue, W3

£1,500,000 Freehold

A fabulous five/six bedroom Edwardian family house, with scope to further extend subject to the usual consents.

Double Reception Room | Kitchen | 5 Bedrooms | Bathroom | En Suite Bathroom | 2 Shower Rooms | Study | Utility Room | Garden | 2495 Sq Ft / 232 Sq M | Council Tax Band F | EPC Rating Band D

Winkworth



LOCATION

First Avenue is a most popular residential street, within easy reach of a variety of amenities, including health clubs such as Mode Club, Park Club and David Lloyd, with the open spaces of Acton and Ravenscourt Parks also within easy reach. A variety of pubs, restaurants and cafes are close by, whilst a variety of transport links offer easy access both in and out of the city.

DESCRIPTION

Offered in good condition throughout, the house offers accommodation comprised of entrance hall, double reception room, utility room and shower room and kitchen/dining room on the ground floor; the upper floors offer five double bedrooms, study/bedroom six, a family bathroom, shower room and en suite to the main bedroom. Further benefits include a good size rear garden, 7 solar panels on the roof and scope to further extend the ground floor, subject to the usual consents being obtained.





LOCAL AUTHORITY

Ealing

TENURE

Freehold.

PRICE: £1,500,000 Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2495 SQ FT/ 232 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2264 SQ FT/ 210 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
THE BEST WAY FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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