



MESSALINE AVENUE, LONDON, W3
£899,950 FREEHOLD

This beautifully presented three-bedroom, semi-detached freehold house offers a fantastic living space of over 1250 square feet, ideal for families or professionals looking for comfort and convenience. The property comprises two generously sized double bedrooms, providing ample space for relaxation and storage. Additionally, there is a versatile office/nursery room, perfect for a home office, playroom, or guest space.

EPC: D
COUNCIL TAX BAND: E

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DESCRIPTION:

Located on the first floor, you'll find a well-appointed family bathroom, while an additional bathroom on the ground floor offers added convenience. The spacious living areas are complemented by a private rear garden, providing a peaceful outdoor retreat. Off-street parking to the front of the property ensures ease of access and security.

Perfectly situated at the top of Poets Corner, the property is just 0.3 miles from Acton Main Line station, offering excellent transport links to the Elizabeth Line, making commuting to Central London a breeze.

Offered in good condition throughout, this property presents a wonderful opportunity for those seeking a spacious home in a sought-after location.



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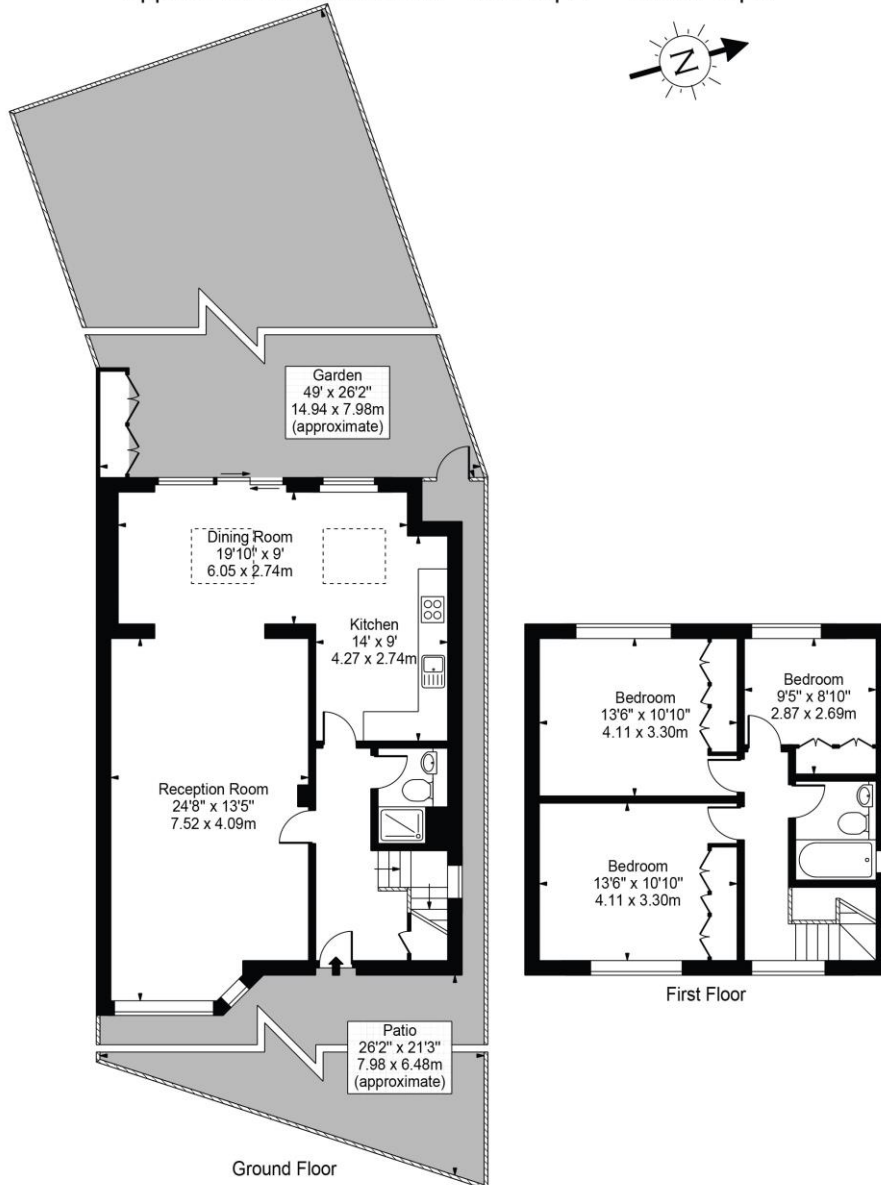
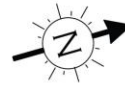
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Messaline Avenue, W3
 Approx. Gross Internal Area 1256 Sq Ft - 116.69 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-54)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Tenure: Freehold
 Term: N/A
 Service Charge: N/A
 Ground Rent: N/A
 Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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