



## Second Avenue, W3

£975,000 Freehold

An unmodernised semi-detached family house on a wider than average corner plot, with scope to further extend.

Double Reception Room | Kitchen | 4 Bedrooms | Bathroom | Shower Room | Utility Room | Garden |  
1700 Sq Ft / 158 Sq M | Council Tax Band F | EPC Rating Band E

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### LOCATION

Located on the corner of Second Avenue and Armstrong Road, 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

The house now requires a programme of modernisation, offering scope for an incoming purchaser to extend and refurbish, subject to the usual necessary consents. Accommodation currently comprises entrance hall, double reception room, cloakroom, kitchen and utility room on the ground floor; the first floor offers bathroom and three bedrooms, with access to an attic room. The house further offers a good size west facing garden and car port with dropped kerb access.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

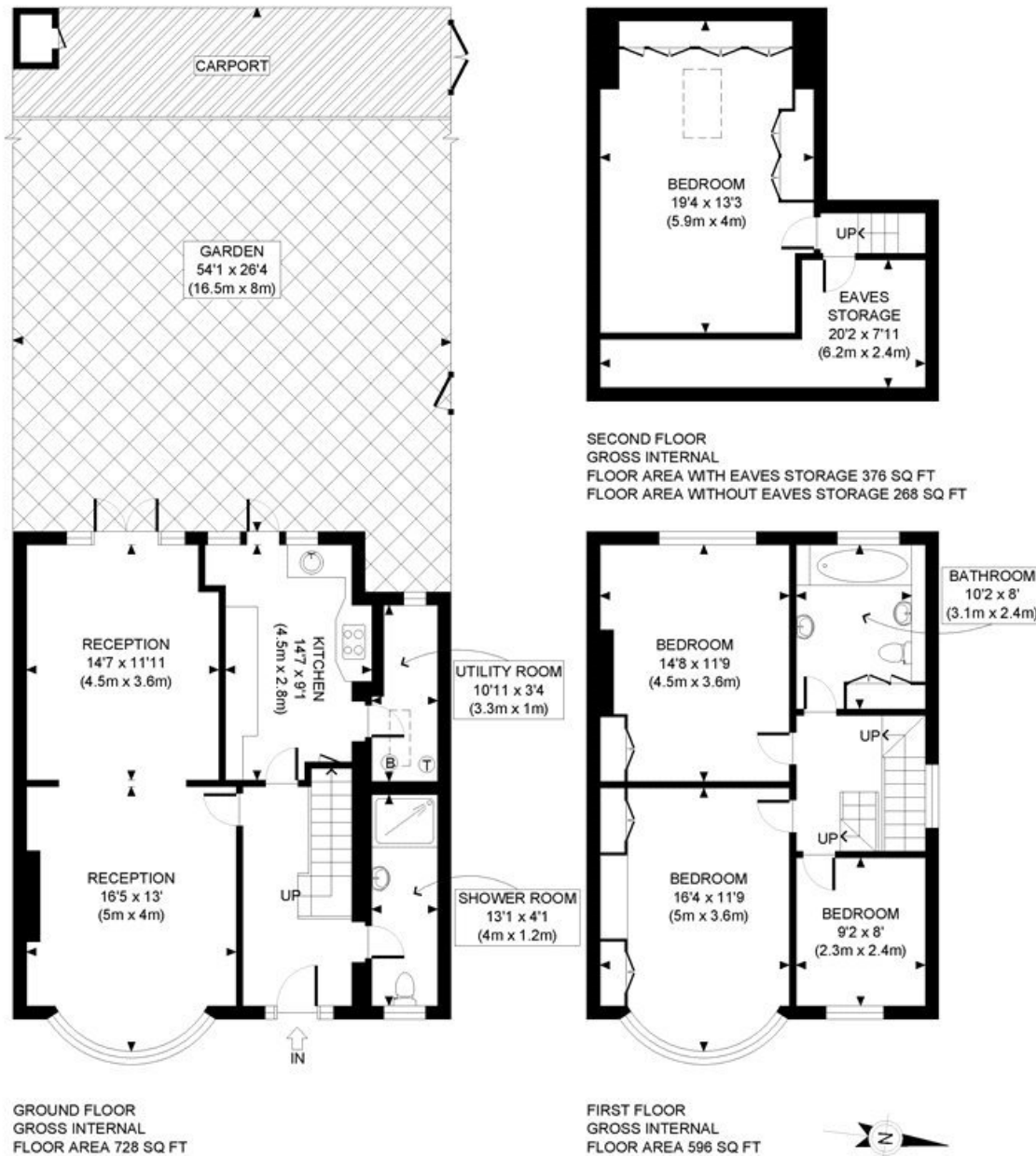
**TENURE**  
Freehold.

**PRICE: £975,000 Freehold**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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**PROPERTY PHOTO PLANS**  
AN ISO 9001 REGISTERED BUSINESS

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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