



Avenue Road, London, W3 8NN

£590,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL



- Ground floor period maisonette
- Newly fitted kitchen
- High ceiling and excellent proportions
- 30' South facing garden
- Two double bedrooms with fitted wardrobes
- Close to numerous amenities

Tenure - Leasehold with share of Freehold  
 Lease Length - 984 Years remaining  
 Ground Rent - Peppercorn  
 Service Charge - £600 pa  
 Local Authority - Ealing  
 Council Tax - Band D

## THE PROPERTY

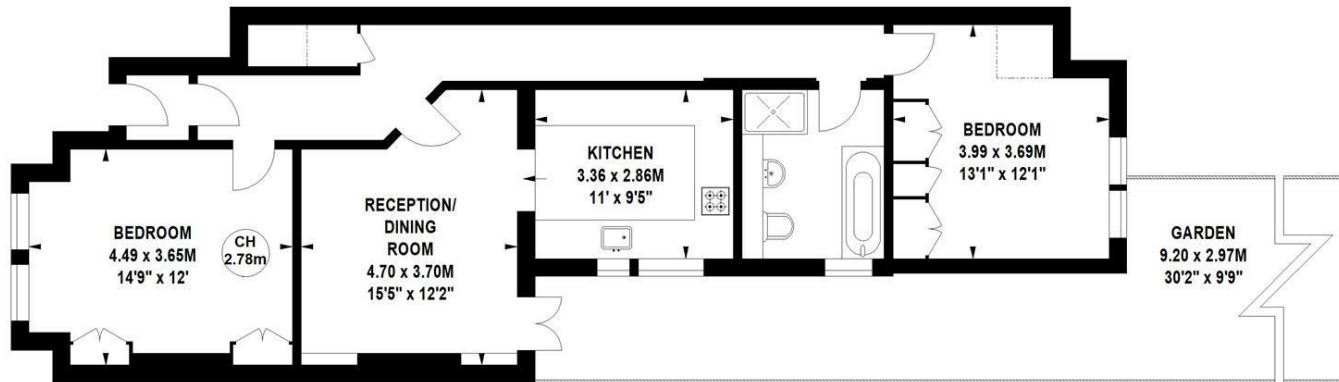
A light and spacious recently refurbished maisonette located close to Acton High Street benefiting from generous rooms, high ceilings and a south-facing garden. Located on the ground floor with its own private entrance, the property comprises a spacious double bedroom with bay window and fitted wardrobes, a second double bedroom with built-in storage, 15'5" reception room with french doors to the garden, a newly fitted kitchen, a bathroom with a separate shower, 30' south facing garden with open aspect, entrance hall, wide gauge wood flooring to reception and kitchen and share in the freehold. Crown Villas is well located within a short walk of Acton High Street's numerous facilities and also within easy reach of Chiswick High Road. Transport links include Acton Town (District and Piccadilly Line) station, Acton Central (overground) station, local bus routes and the A40/M40 for routes in and out of London.

## Crown Villas, Avenue Road, W3

Approximate gross internal area  
**80.00 sq m / 861 sq ft**



Key :  
 CH - Ceiling Height



### Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

## SITUATION



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