



LESLIE & CO

THE AVENUE, EALING, LONDON, W13

Guide Price: **£349,950**



 Leslie & Co





About the property

Nestled in the heart of Ealing, this charming one-bedroom apartment on The Avenue offers an exceptional opportunity for first-time buyers and astute buy-to-let investors alike. Spanning a generous 452 square feet, this newly refurbished property combines convenience with classic style, all just a stone's throw from the vibrant local amenities and green spaces this sought-after W13 postcode has to offer.

Set within an attractive period building, the apartment occupies a first-floor position, boasting lofty ceilings and a trio of grand windows that bathe the generous living spaces in an abundance of natural light. The large bedroom provides a tranquil retreat, while the well-appointed bathroom and kitchen feature all the modern comforts expected of a contemporary London residence.



Key features

- Generous One-Bedroom Apartment
- 999 Year Lease
- Newly Refurbished Throughout
- Chain-Free
- Close to Elizabeth Line
- Over 450 Sq Ft
- Highly Desirable Location
- Some images have been virtually staged to showcase the potential of rooms and spaces

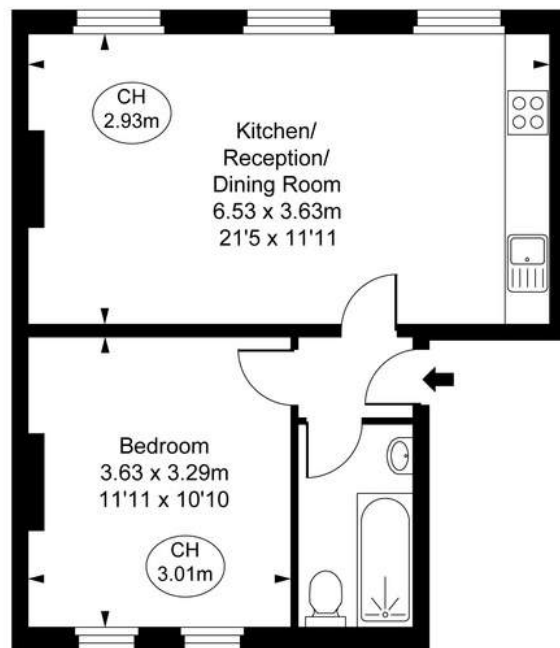
Material information

- Tenure - **Leasehold**
- Council Tax - **Band B**
- Guide Price - **£349,950**
- Lease Start Date - **13/11/2024**
- Lease Duration - **999 years**
- Lease Years Remaining - **998 years**
- Service Charge - **£1018 yearly**



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The Avenue, W13
 Approximate Gross Internal Area
41.97 sq m / 452 sq ft
 (CH = Ceiling Heights)



First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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