







About the property

Step into the quintessence of modern urban living with this exquisite one-bedroom duplex apartment, perfectly positioned on The Avenue, Ealing, London, W13. This split-level sanctuary offers first-time buyers and astute buy-to-let investors a sublime opportunity to acquire a piece of prime real estate in one of London's most sought-after locales.

This turnkey abode boasts an impressive 386 square feet of meticulously designed living space, expertly refurbished to cater to the most discerning of tastes. The ground floor welcomes you through its own private front door, leading into a spacious and light-filled reception area. The pièce de résistance is undoubtedly the large private patio, offering a serene retreat for alfresco dining or a tranquil space to unwind amidst the hustle and bustle of the city.



Key features

- Fantastic Split-Level
- Newly Refurbished Throughout
- Sunny Private Patio-Garden
- 999 Year Lease
- Own Front Door
- Chain-Free
- Short stroll to the Elizabeth Line
- Some images have been virtually staged to showcase the potential of rooms and spaces

Material information

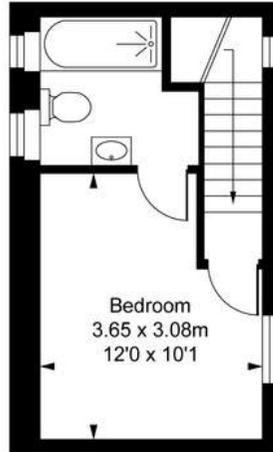
- Tenure - **Leasehold**
- Council Tax - **Band B**
- Guide Price - **£349,950**
- Lease Start Date - **13/11/2024**
- Lease Duration - **999 years**
- Lease Years Remaining - **998 years**
- Service Charge - **£374 yearly**



The Avenue, W13
Approximate Gross Internal Area
35.83 sq m / 386 sq ft
(Including restricted height
under 1.5m (-----))



First Floor
Approximate Gross Internal Area
17.86 sq m / 192 sq ft



Ground Floor
Approximate Gross Internal Area
17.96 sq m / 193 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	72

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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