



Second Avenue, Acton, W3

£1,750,000 Freehold

A superb four double bedroom Edwardian family house, which has been meticulously refurbished to an exacting standard.

Double Reception Room | Kitchen | 4 Bedrooms | En Suite Bathroom | 2 Bathrooms | Cloakroom | Utility Room | Garden | 2,346 Sq M / 218 Sq M | Council Tax Band F | EPC Rating Band C

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LOCATION

Second Avenue is a most popular residential street, 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

Immaculately presented throughout, the house has undergone a complete renovation, combining both traditional and contemporary styles. Accommodation on the ground floor comprises entrance hall, cloakroom, double reception room and extended kitchen/family room which in turn leads to a private rear garden. The first floor offers the main bedroom with ensuite bathroom, a further double bedroom, bathroom and utility room, whilst the second floor offers two further bedrooms and shower room. Throughout the house is a range of integrated bespoke wardrobes and cupboards, plus the benefit of eaves storage. A perfect family home ready to move in to.





LOCAL AUTHORITY

Ealing Council

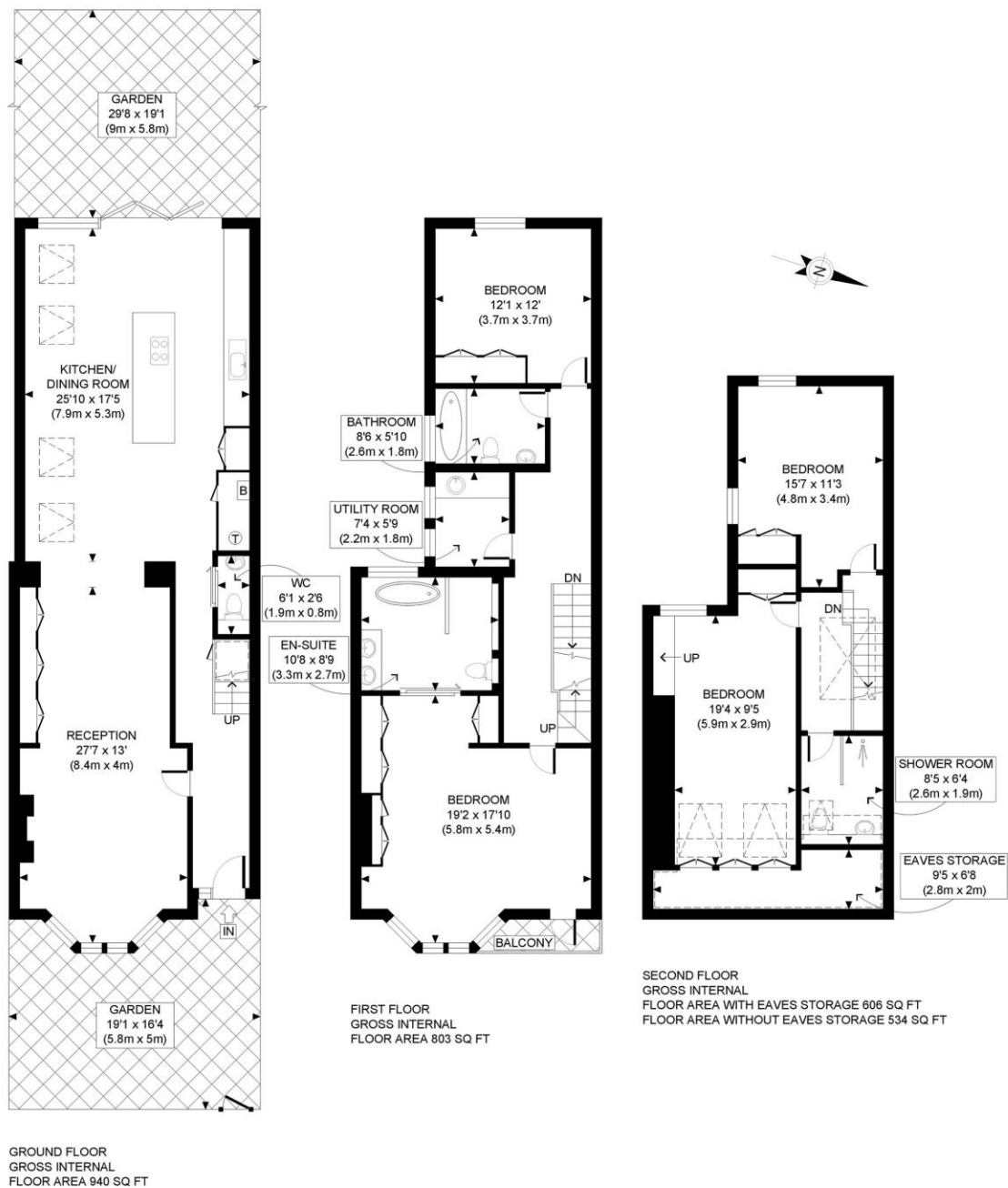
TENURE

Freehold.

PRICE: £1,750,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



PROPERTY PHOTO PLANS .COUK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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