

# Twyford Avenue, W3

2 1 1

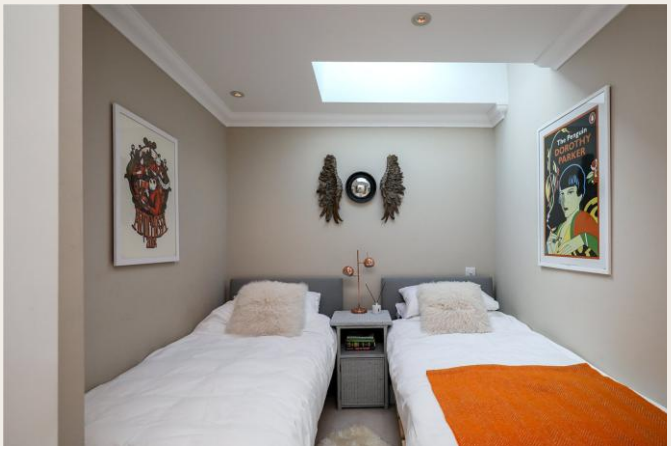
**£475,000** *Leasehold*

A well-proportioned two-bedroom second-floor apartment on Twyford Avenue, offering approximately 797 sq ft (74.04 sq m) of internal accommodation. The property has a good amount of living space, with a large open-plan reception room and kitchen providing plenty of room for both seating and dining. The kitchen is well integrated into the room, creating a practical and sociable space for everyday living.

## KEY FEATURES

- Communal Garden
- Top Floor
- Two Bed
- Well maintained





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## DESCRIPTION

There are two good-sized bedrooms, with the larger bedroom offering plenty of space for wardrobes and furniture, while the second bedroom would also work well as a guest bedroom or home office. A family bathroom is located off the hallway, with useful eaves storage providing additional space for belongings. The property also benefits from underfloor heating and access to communal gardens.

## LOCATION

Twyford Avenue is well placed for the local amenities and transport links of Acton and Ealing, with Ealing Common approximately 0.3 miles, Acton Town approximately 0.5 miles and West Acton approximately 0.5 miles away. Ealing Broadway and the wider range of shops, restaurants and amenities in the area are also within easy reach.









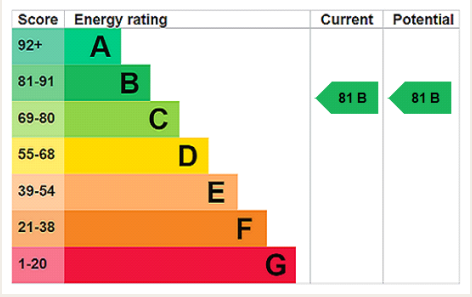





## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 115 Years approx.
**Service Charge:** £1450per annum
**Ground Rent:** £ 350 Annually (subject to increase)
**Council Tax Band:** E
**EPC rating:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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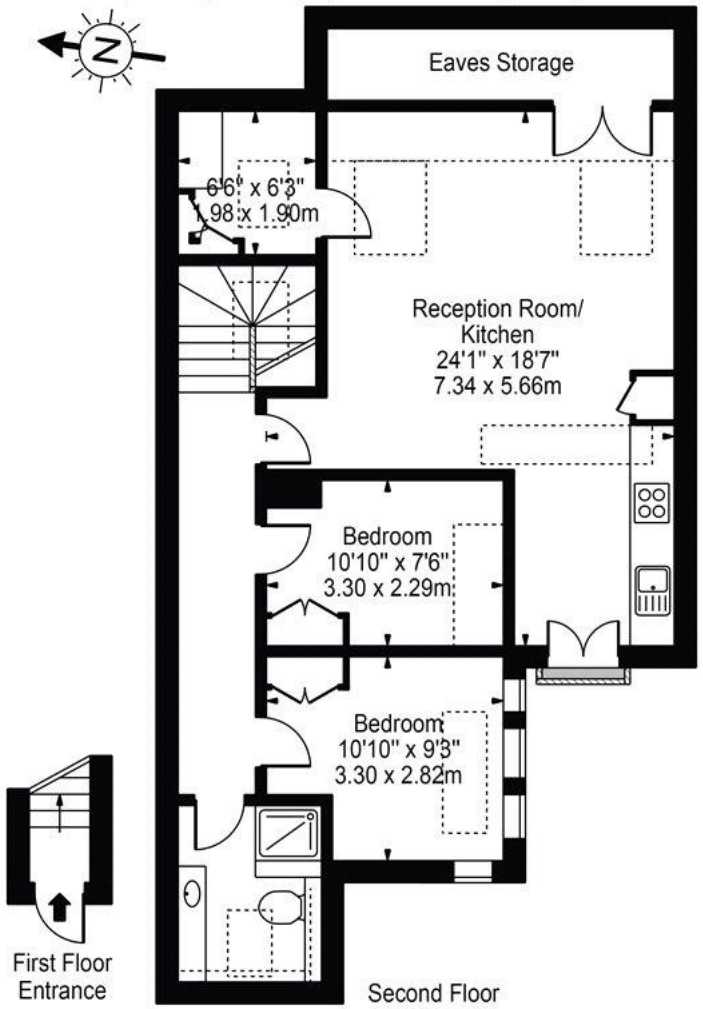
Approx. Total Internal Area 797 Sq Ft - 74.04 Sq M
(Including Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 696 Sq Ft - 64.66 Sq M
(Excluding Eaves Storage & Restricted Height Area)




For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
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