



JULIAN AVENUE, W3 £400,000 SHARE OF FREEHOLD

Lease: Share of Freehold
Ground rent: Nil
Service Charge: Ad-hoc
(Information Supplied by vendor)

EPC: D
Council Tax Band: D

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION:

Located just 0.4 miles from Acton Main Line (Elizabeth Line), this well presented one bedroom ground floor flat offers just under 600 sq ft of living space, ideal for first-time buyers or investors. The property boasts a bright, east facing reception room and a separate kitchen with ample storage. At the rear, a generous west facing double bedroom enjoys a quiet outlook over the private garden. A standout feature is the three large external storage cupboards, providing excellent space for bikes, tools, or household items a rare convenience in a London flat. Set in a quiet residential area with excellent transport links, green spaces, and local amenities nearby, this flat combines comfort, space, and practicality in a sought after West London location.



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Julian Avenue, W3

Approx. Gross Internal Area 571 Sq Ft - 53.05 Sq M
(Excluding Stores)

Approx. Gross Internal Area Of Stores 38 Sq Ft - 3.53 Sq M



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.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	52 D	74 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: TBC

Service Charge: Ad-hoc

Ground Rent: Nil

Council Tax Band: D

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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