



TWYFORD AVENUE, LONDON, W3  
£650,000 LEASEHOLD

EPC: D  
COUNCIL TAX BAND: E

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## DESCRIPTION:

Expansive lateral first floor apartment ideal for entertaining as it offers a large eat-in kitchen with access to a spacious and homely reception room with a stunning period fireplace, together with large traditional sash windows to the front and an oriel window to the side. All the room sizes are of generous proportions to include a 13'x11' principal bedroom with fitted wardrobes and an en-suite, two further double bedrooms and a family bathroom. A potentially fabulous purchase for anyone seeking larger than average room sizes and an overall accommodation exceeding 1,200 sq ft. The property is also conveniently located within close proximity of West Acton and Ealing Common tube stations, as well as numerous local amenities and open green spaces.



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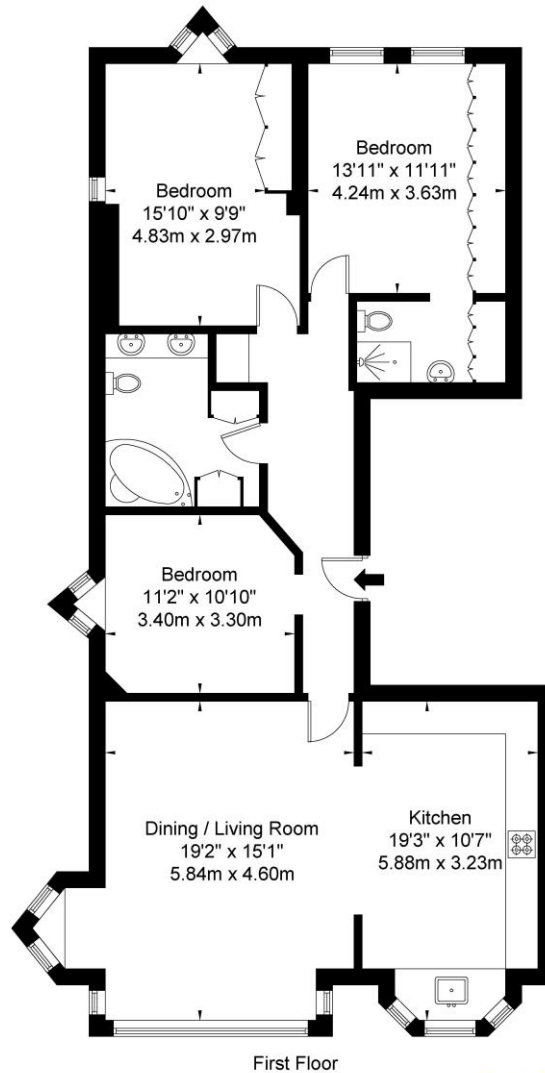


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# Twyford Avenue, W3 9QB

Approx Gross Internal Area = 118 sq m / 1270 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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