



ST. DUNSTANS AVENUE, LONDON, W3
£950,000 FREEHOLD

EPC: C
Council Tax: F

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

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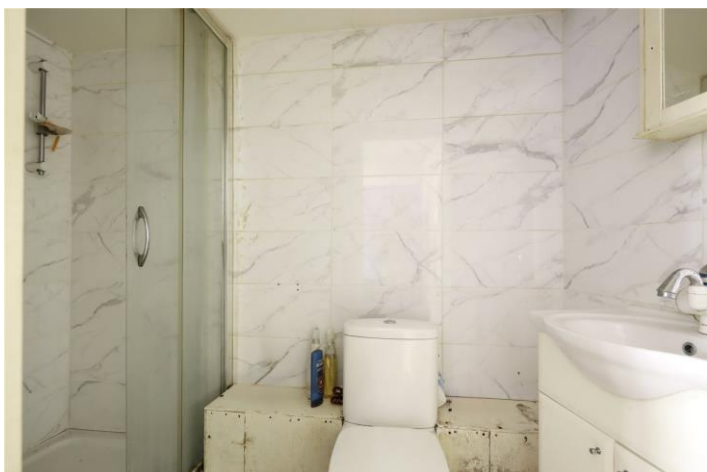
DESCRIPTION:

Well-proportioned end-of-terrace family home which offers over 1,500 sq ft of internal accommodation. The property comprises a front and rear reception rooms connected by fully-equipped kitchen/dining area, four bedrooms, family bathroom and a downstairs WC. The house further benefits from private driveway, additional storage space, and a secluded South-East facing garden with an outbuilding. The property is just 0.4 miles from Acton Main Line station, offering excellent transport links via the Elizabeth Line whereas motorists can easily get into Central London via the A40 Westway. Located within easy reach of numerous local amenities along Horn Lane as well as the various cafes and restaurants on Churchfield Road.



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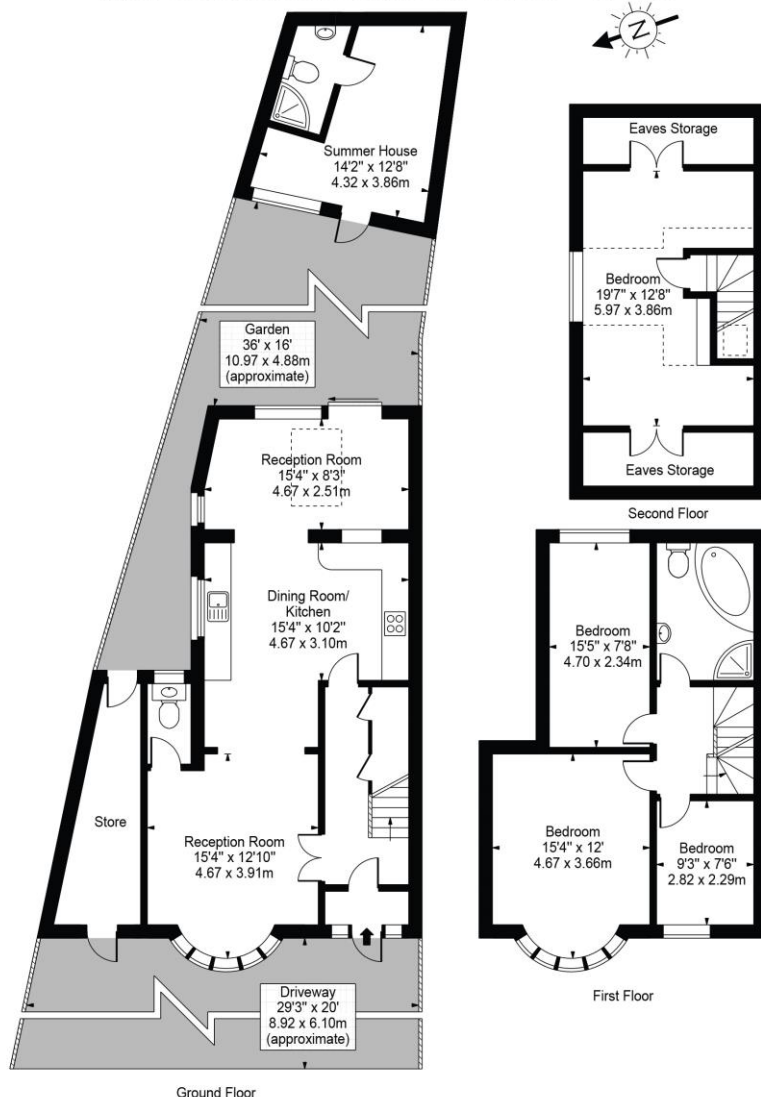


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St. Dunstan's Avenue, W3

Approx. Gross Internal Area 1515 Sq Ft - 140.75 Sq M
(Including Eaves Storage, Restricted Height Area, Excluding Store & Summer House)
Approx. Gross Internal Area 1268 Sq Ft - 117.80 Sq M
(Excluding Eaves Storage, Restricted Height Area, Store & Summer House)
Approx. Gross Internal Area Of Store 83 Sq Ft - 7.71 Sq M
Approx. Gross Internal Area Of Summer House 151 Sq Ft - 14.03 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	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: F

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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