



The Grange, Avenue Road, W3

£460,000 *Leasehold*

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Spacious three bedroom apartment which is offered to the market in good condition throughout and with no onward chain.

KEY FEATURES

- Good decorative order
- Spacious accommodation
- Double-glazed windows
- Allocated off-street parking space
- Access to communal gardens
- Chain free sale



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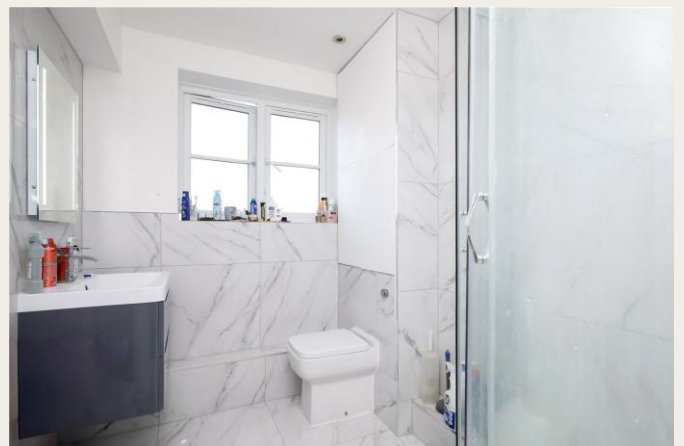
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DESCRIPTION

Situated on the First Floor of a well-maintained purpose-built block, the property spans across 827 sq ft of internal accommodation comprised of three bedrooms, generously-sized reception room, separate fully-equipped kitchen and a modern tiled bathroom. The property further benefits from double-glazed windows, allocated off-street parking space and access to a communal garden. In-person viewings are highly recommended!

The property is located within a quiet residential neighbourhood, just outside the Mill Hill Park conservation area, and is conveniently positioned just 0.2 miles away from the various amenities along Acton High Street and only 0.3 miles away from Acton Town tube station (District and Piccadilly lines).





MATERIAL INFO

Tenure: Leasehold

Term: 85 year and 11 months

Service Charge: £2600 per annum (subject to increase)

Ground Rent: £150 per annum (subject to increase)

Council Tax Band: E

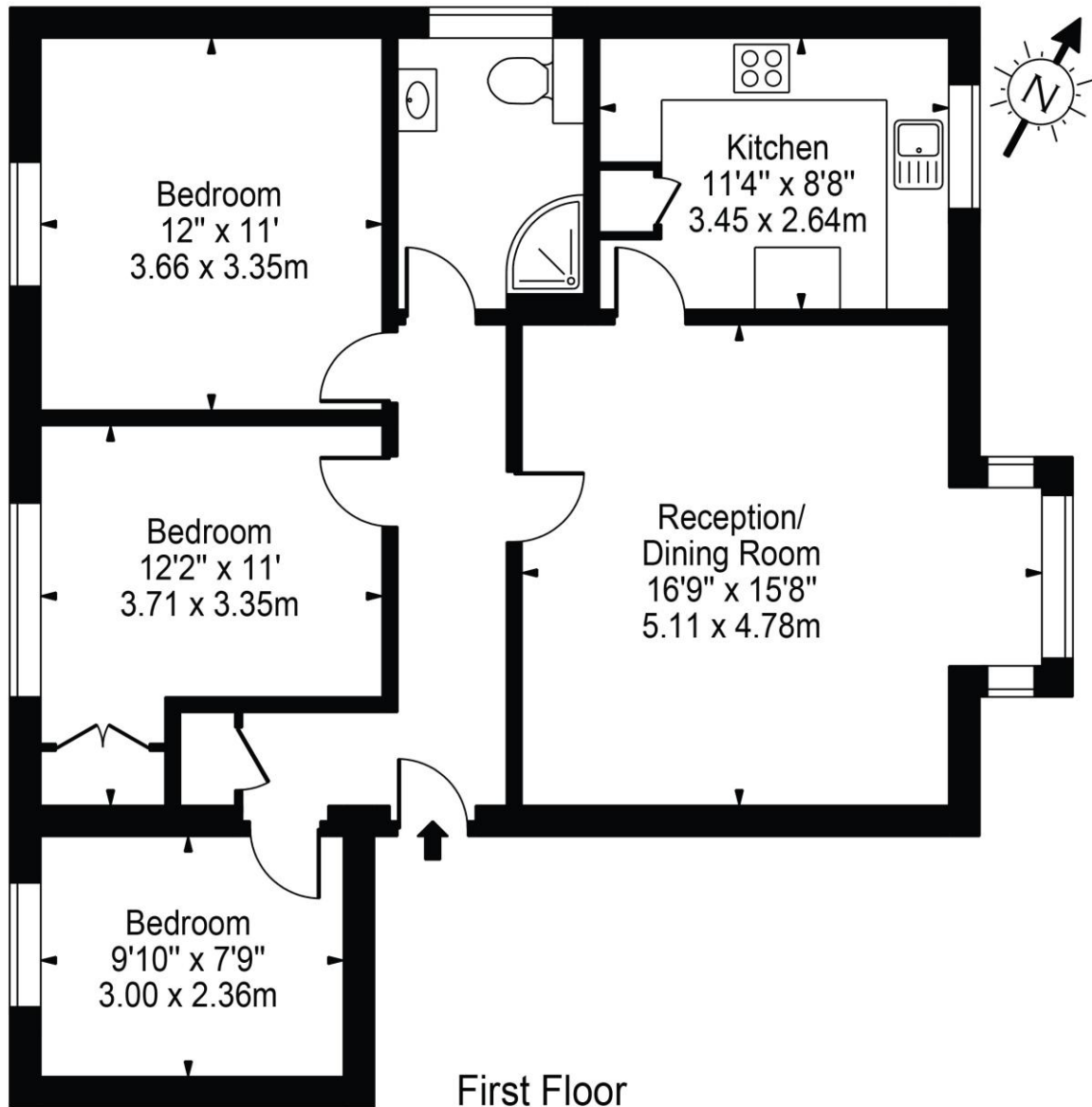
EPC rating: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Grange, W3

Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



First Floor

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

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