



## The Grange, Avenue Road, W3

£460,000 *Leasehold*

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



Ealing & Acton

0208 896 0123 | [ealing@winkworth.co.uk](mailto:ealing@winkworth.co.uk)

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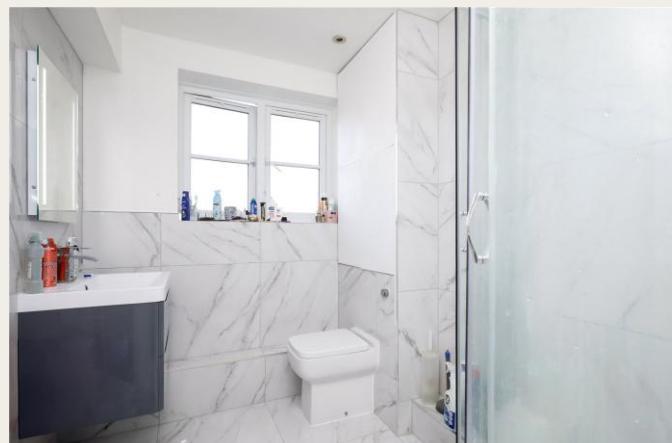
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## DESCRIPTION

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

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.

**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

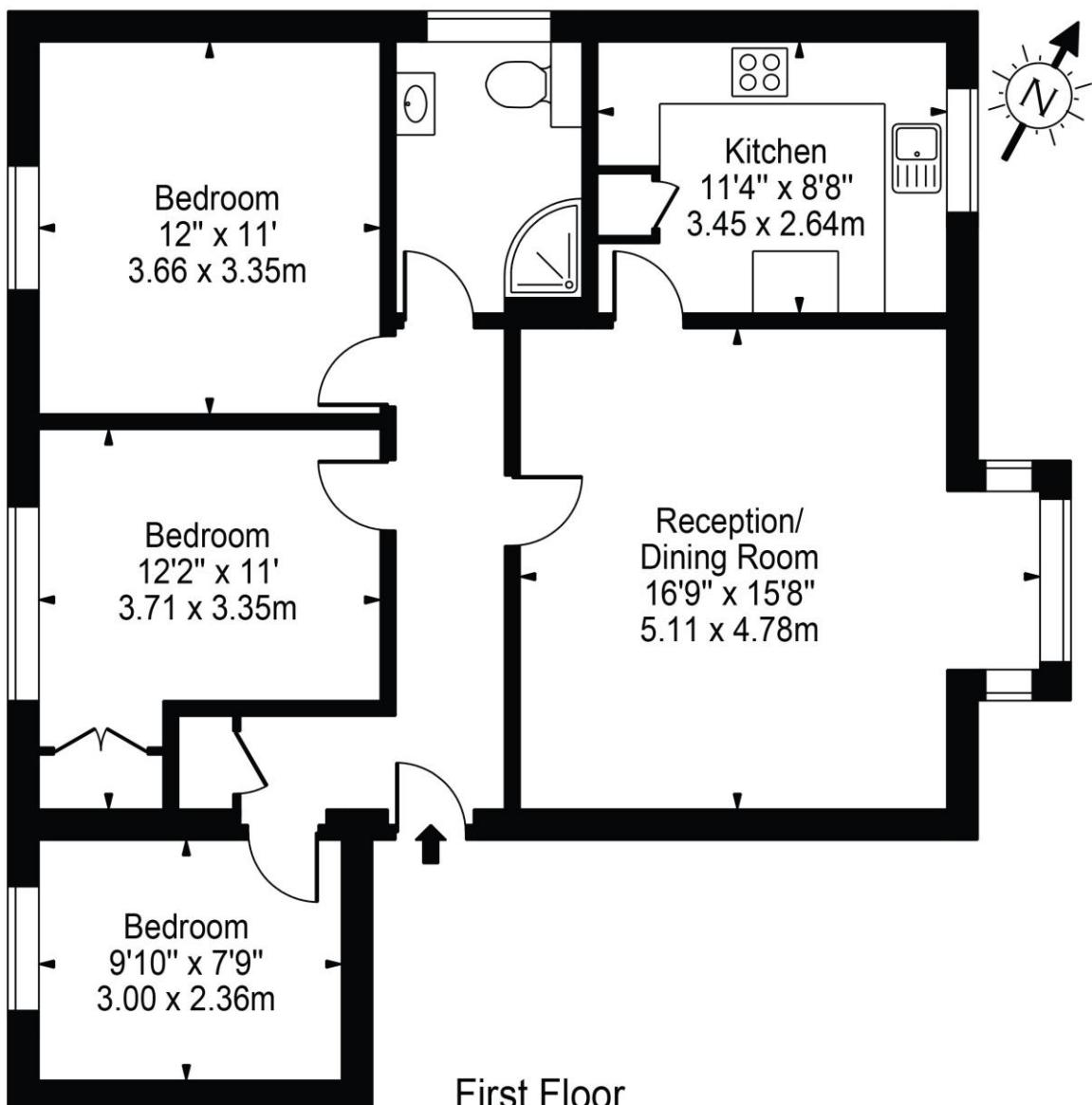
**EPC rating:** C

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

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# The Grange, W3

Approx. Gross Internal Area 827 Sq Ft - 76.83 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.

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