



AVONDALE PARK GARDENS, W11
OFFERS OVER **£1,500,000** FREEHOLD

A FANTASTIC END-OF-TERRACE COTTAGE NEXT TO THE WONDERFUL AVONDALE PARK

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DESCRIPTION:

On entering this delightful end of terrace house you are welcomed with a large and well-presented open plan reception room with sash windows to the front and back following an abundance of natural light to flow through. The kitchen has great storage and space for all appliances. The reception room offers direct access to the sunny west-facing garden featuring a large shed that could be used for a variety of purposes including conversion to a separate studio.

Upstairs there are three well-proportioned bedrooms. The principal and second bedroom are spacious double rooms, both benefiting from built in wardrobes. The third bedroom also has great storage and could be used as a single bedroom or a home office. The family bathroom comprises a shower over bath and also a separate W/C. The property further benefits from a cul-de-sac location and loft space which has the potential to be converted into bedroom accommodation subject to planning permission.

Avondale Park Gardens is conveniently located towards the western end of Holland Park Avenue, near to the fantastic Westfield shopping centre and transport facilities of London. Underground Latimer Road (Hammersmith & City), Holland Park and Shepherds Bush (Central Line). There is a Santander cycle stand within close proximity, making commuting more eco-friendly. The house is also close to green spaces of Avondale Park, which recently had 3 new tennis courts installed.

AT A GLANCE

- Fantastic 3 Bed Cottage
- End of Terrace
- Open-plan Kitchen/Living Room
- Solid Oak Floors
- Sash Windows
- Large Garden
- Large Shed
- Communal Gardens
- Abundance of Natural Light



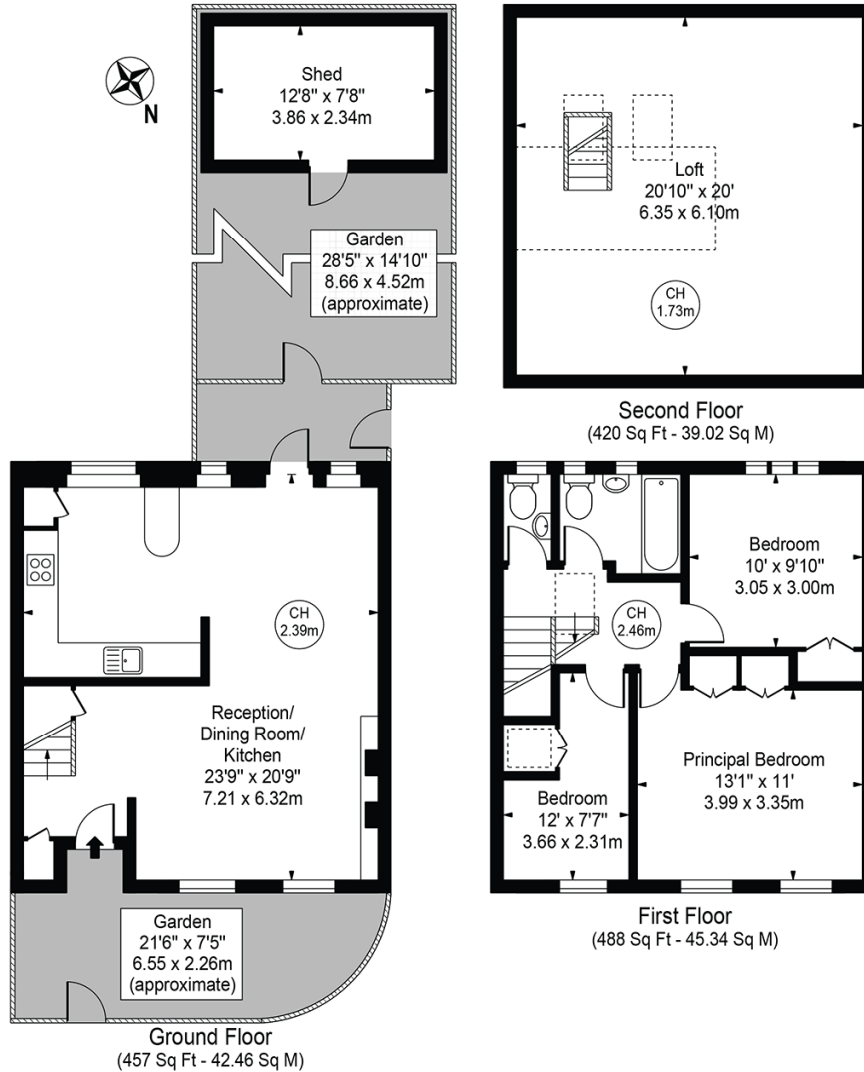


Avondale Park, Gardens

Approx. Gross Internal Area 1365 Sq Ft - 126.81 Sq M
(Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 1014 Sq Ft - 94.20 Sq M
(Excluding Restricted Height Area & Shed)

Approx. Gross Internal Area Of Shed 97 Sq Ft - 9.01 Sq M

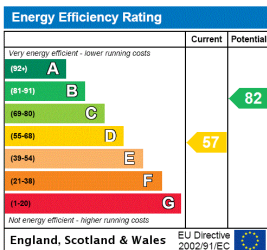


For Illustration Purposes Only - Not To Scale

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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.



Tenure: Freehold

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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