



## JULIAN AVENUE, W3 £425,000 SHARE OF FREEHOLD

Lease: Share of Freehold  
Ground rent: Nil  
Service Charge: Ad-hoc  
(Information Supplied by vendor)

EPC: D  
Council Tax Band: D

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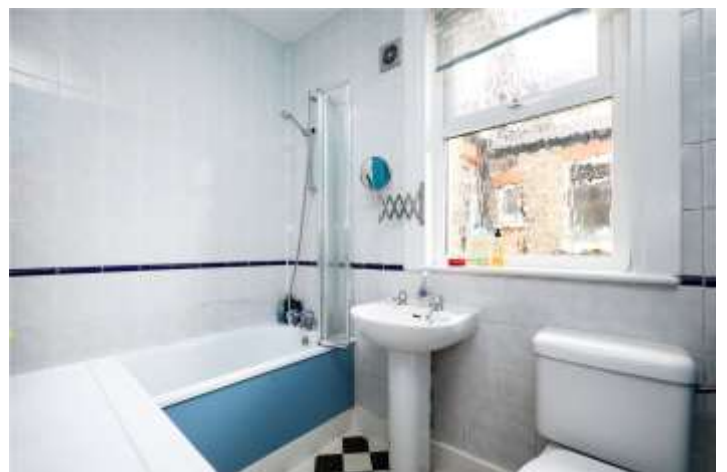
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## DESCRIPTION:

Located just 0.4 miles from Acton Main Line (Elizabeth Line), this well presented two bedroom first floor apartment provides 637 sq ft of living space, ideal for first-time buyers or investors. Set within a converted period house and offered to the market with no onward chain, the property is comprised of two bedrooms, spacious reception room with feature fireplace, tiled family bathroom and a separate fully-equipped kitchen. Set in a quiet residential area with excellent transport links, green spaces, and local amenities nearby, this flat combines comfort, space, and practicality in a sought after West London location.



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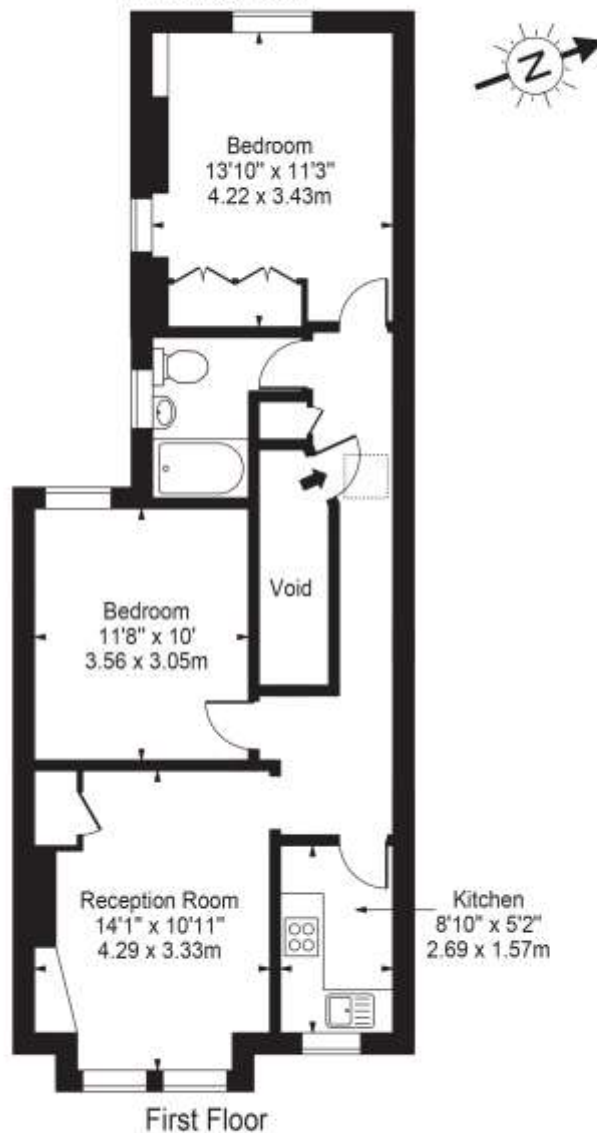




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# Julian Avenue, W3

Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M  
(Excluding Void)



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		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** TBC

**Service Charge:** Ad-hoc

**Ground Rent:** Nil

**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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