



Second Avenue, London, W3

£975,000 Freehold

An unmodernised semi-detached family house on a wider than average corner plot, with scope to further extend.

Double Reception Room | Kitchen | 4 Bedrooms | Bathroom | Shower Room | Utility Room | Garden | 1700 Sq Ft / 158 Sq M | Council Tax Band F | EPC Rating Band E

Winkworth

winkworth.co.uk

for every step...



LOCATION

Located on the corner of Second Avenue and Armstrong Road, within easy reach of a variety of amenities, including health clubs such as Mode Club, Park Club and David Lloyd, with the open spaces of Acton and Ravenscourt Parks also within easy reach. A variety of pubs, restaurants and cafes are close by, whilst a variety of transport links offer easy access both in and out of the city.

DESCRIPTION

The house now requires a programme of modernisation, offering scope for an incoming purchaser to extend and refurbish, subject to the usual necessary consents. Accommodation currently comprises entrance hall, double reception room, cloakroom, kitchen and utility room on the ground floor; the first floor offers bathroom and three bedrooms, with access to an attic room. The house further offers a good size west facing garden and car port with dropped kerb access.





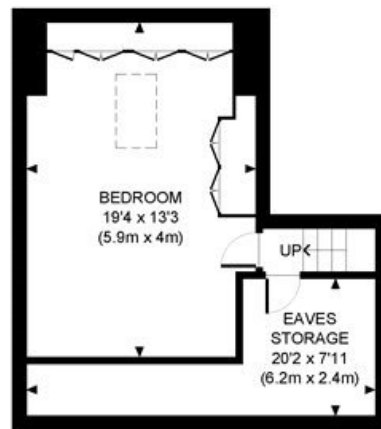
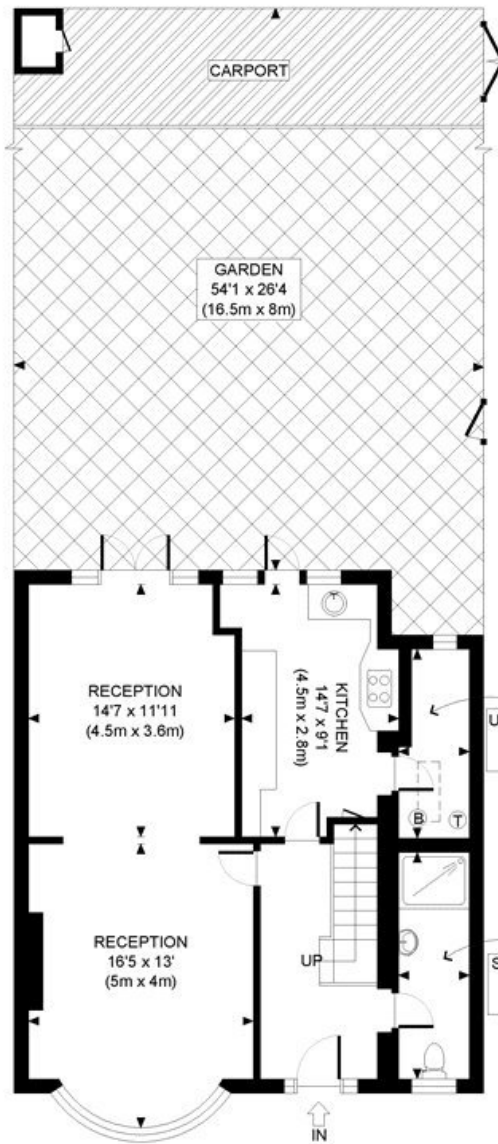
LOCAL AUTHORITY
Ealing Council

TENURE
Freehold.

PRICE: £975,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1700 SQ FT/ 158 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1592 SQ FT/ 148 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
DO NOT USE FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.