



WEST LODGE AVENUE, LONDON, W3
OIEO £410,000 LEASEHOLD

Lease: 147 years remaining
Ground Rent: £350 per annum
Service Charge: £1,594.83 per annum
(information supplied by vendor)

EPC: Band C
Council Tax: Band D

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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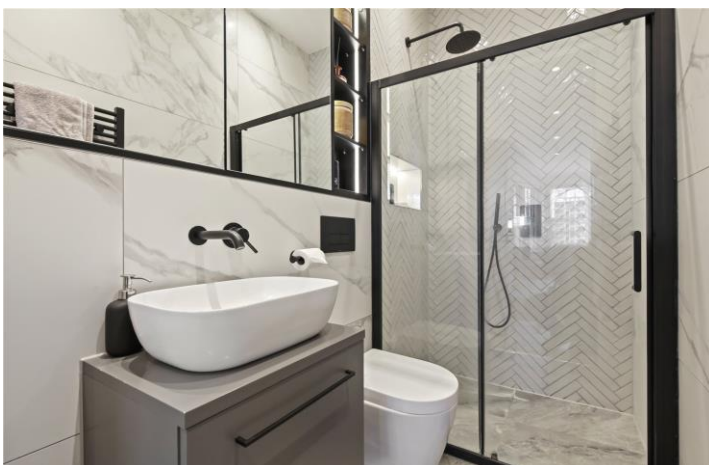
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DESCRIPTION:

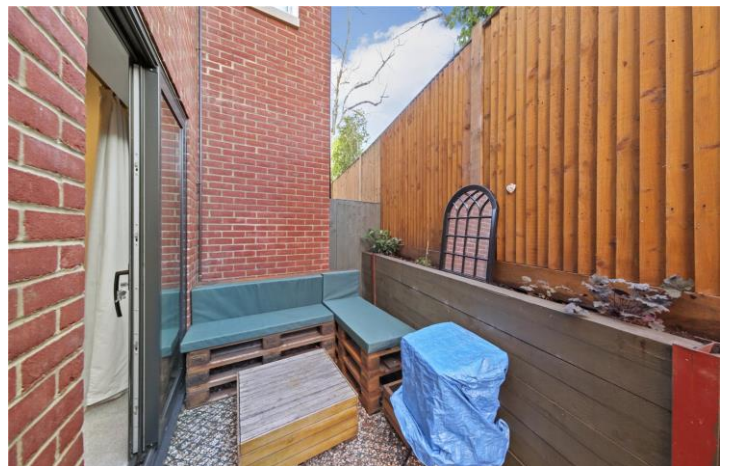
A one bedroom flat with a living/kitchen area providing direct access to a private Patio from both the living area and bedroom.

The building itself having been recently built with nine units inside has been finished to a high specification all throughout and maintained to the same standard. With close proximity to the Ealing Common Tube station (Piccadilly and District) accompanied by a wide variety of shops and restaurants.



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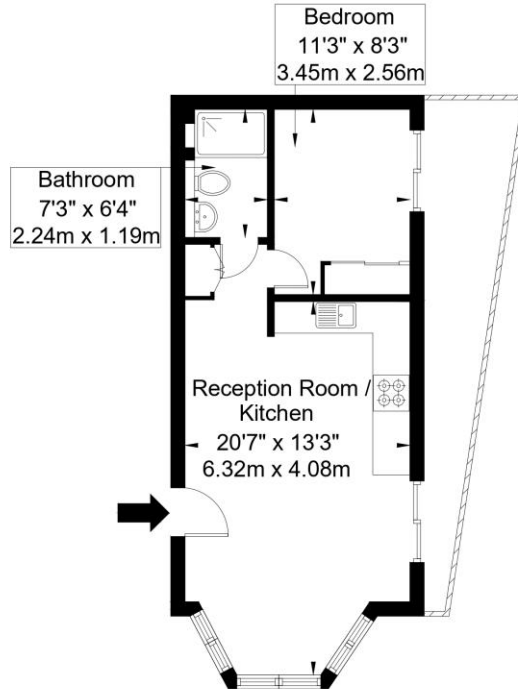
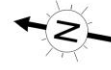


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West Lodge Avenue, W3 9SE

Approx Gross Internal Area = 33.7 sq m / 362 sq ft



Ground Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		80	80
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

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