



Cavendish Avenue W13

Price £430,000 Share of Freehold

GARDINER
RESIDENTIAL

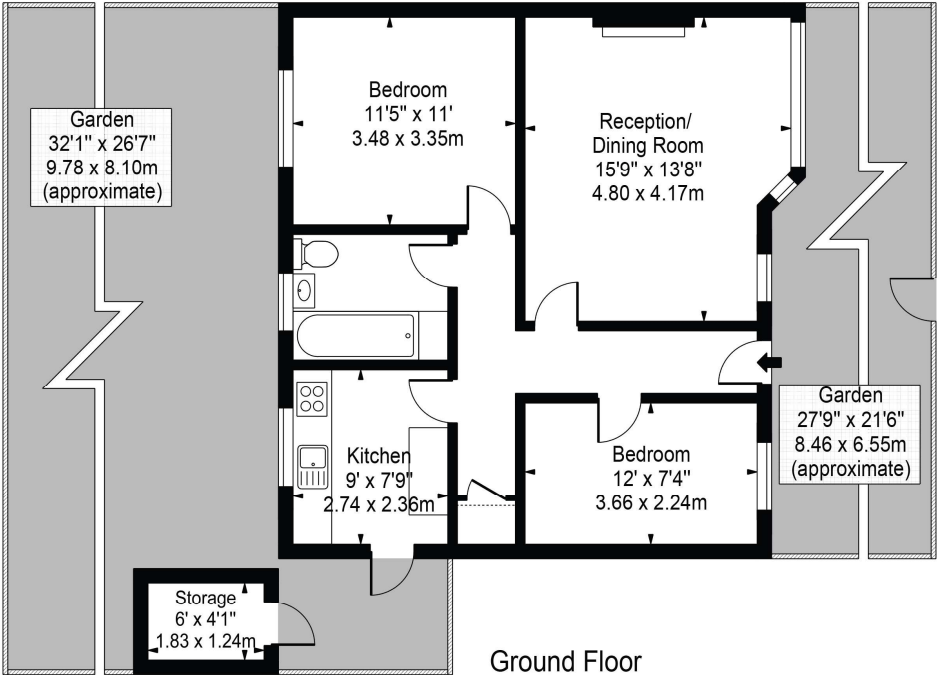
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A spacious two bedroom ground floor flat with private west facing garden. Extending to approx 670 sq ft, the property is located on a quiet residential road close to parks, Pitshanger Lane and transport links at Castlebar Park and West Ealing which offers the fantastic new Elizabeth Line. There are a number of schools nearby including Castlebar School, a minutes walk away, and Drayton Manor.

The property comprises entrance hall, large reception room, separate kitchen with door to garden, good size main bedroom, second bedroom and a family bathroom. The garden is a real feature of this property, being west facing and offers scope to potentially extend - subject to planning consent..

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(48-54) E	46	
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Cavendish Avenue
Approx. Gross Internal Area 670 Sq Ft - 62.25 Sq M
(Excluding Storage)
Approx. Gross Internal Area Of Storage 24 Sq Ft - 2.27 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

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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