



**£440,000 Leasehold**  
CAVENDISH AVENUE, EALING, W13 0JZ









**A CHARMING TWO BEDROOM FIRST FLOOR GARDEN FLAT IN THIS POPULAR STREET.**

This 1930's built maisonette is well presented throughout making a comfortable, and spacious home. The private entrance leads into a hallway leading to all rooms. The property offers a light and airy lounge with a large bay window overlooking the front. Modern fitted kitchen. Double bedroom and a good-sized second bedroom and modern bathroom. Deep front garden with well-tended lawns. Private rear garden with part lawn and timber decking with enclosed panel fencing.

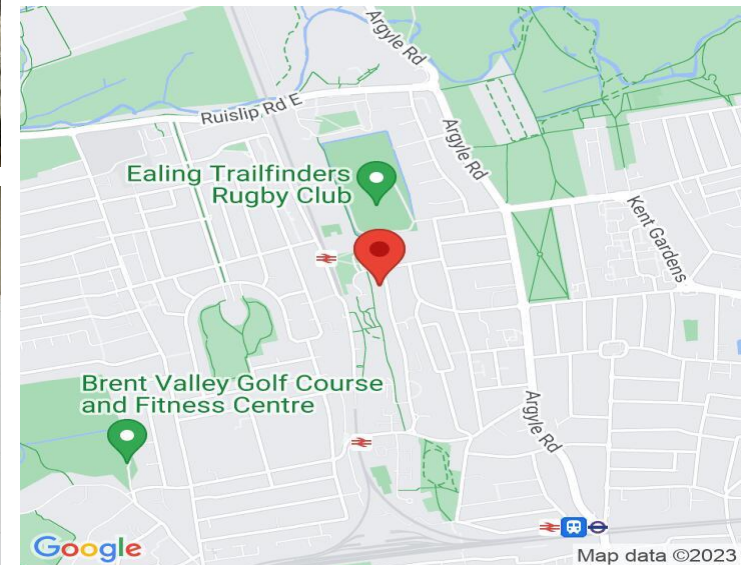
The property is situated in this wide, tree lined residential road, moments from Drayton Green mainline station and within of easy reach of Waitrose superstore and West Ealing Cross Rail Station. Various bus services are available via Drayton Bridge Road and Greenford Avenue with local shops and eateries close at hand. The area is also served by well-regarded local schools. Offered with no chain.

Lease: 929 Years unexpired

Ground Rent: £7.00 p.a.

**COUNCIL TAX BAND: D**

**EPC Rating: D**

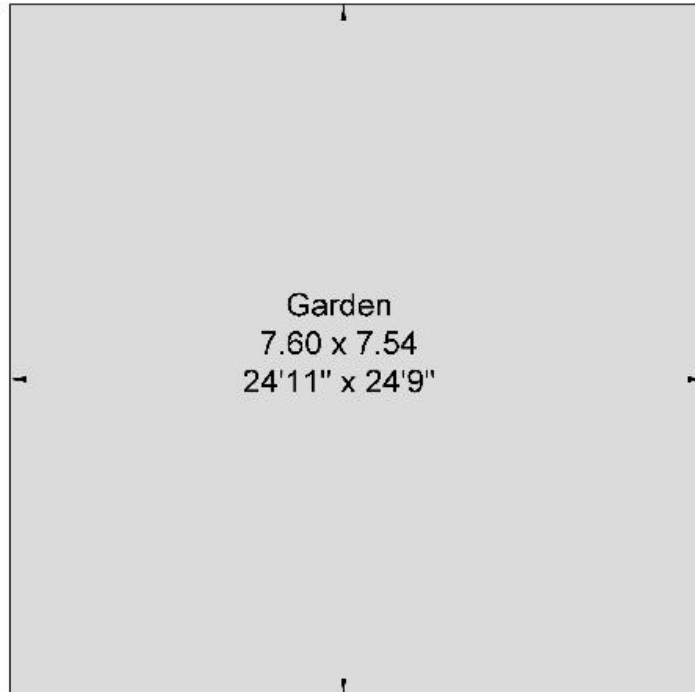
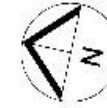


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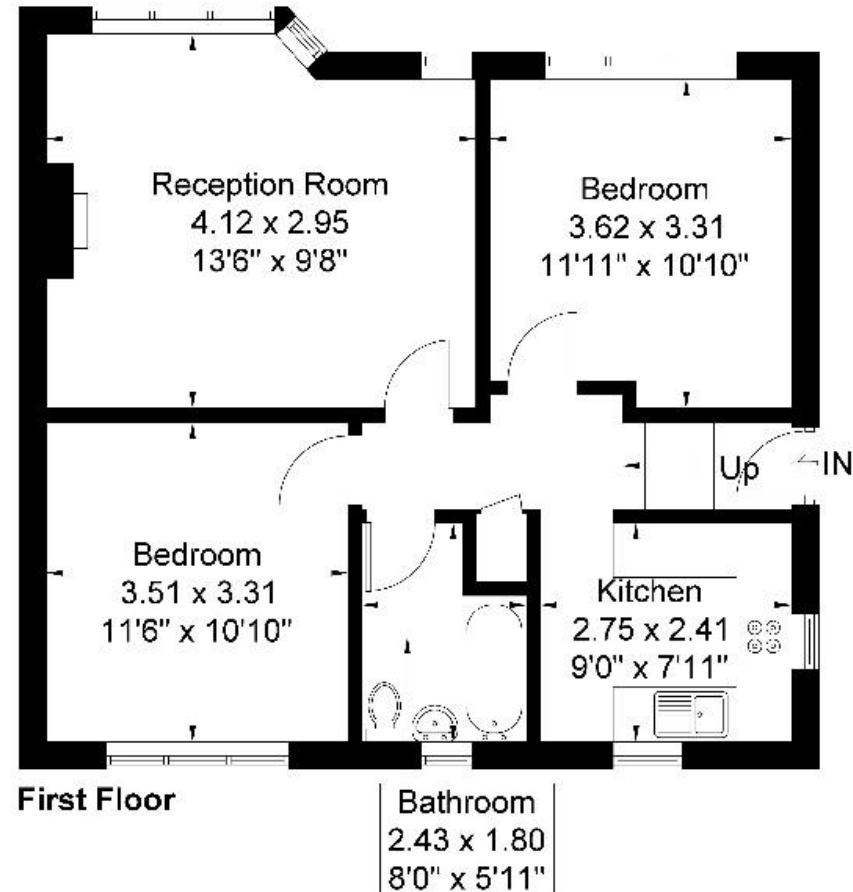


# Cavendish Avenue

Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



(Not Shown In Actual Location / Orientation)



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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