

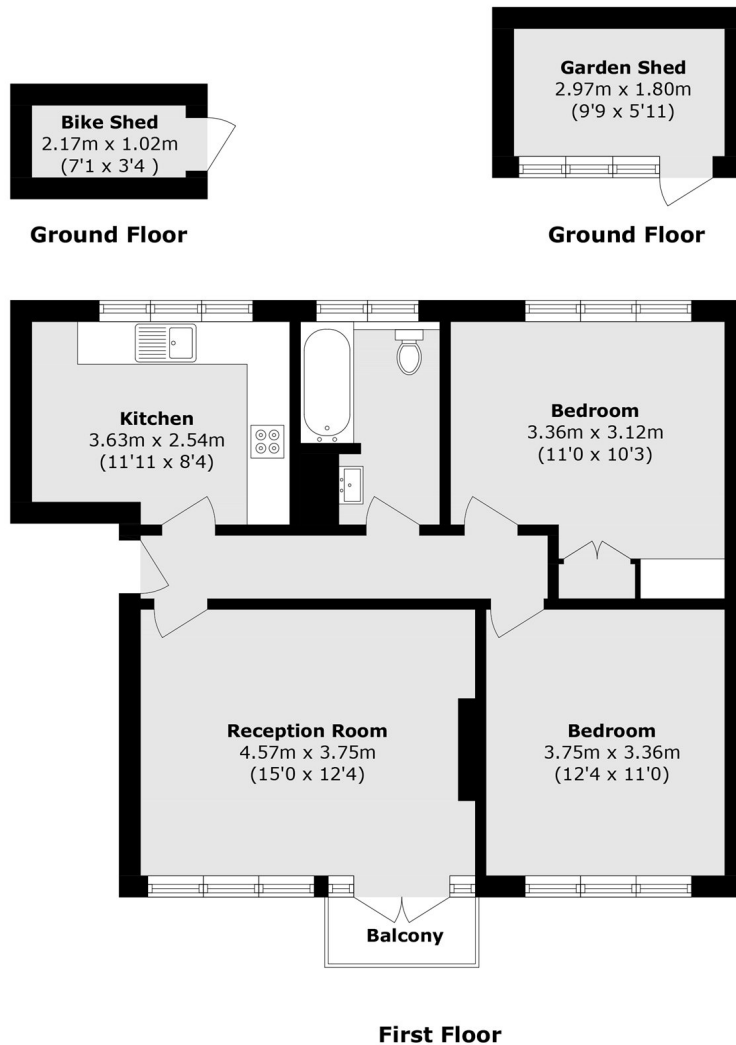


Avenue Crescent, W3

£475,000

A beautifully presented two bedroom, one bathroom first floor apartment in excellent condition, set within the highly sought after Mill Hill Conservation Area. Benefiting from a large private garden and has a long lease.

Avenue Crescent is within half a mile of both Acton Town (Piccadilly and District lines) and South Acton (Overground) stations both of which provide excellent access into town.



Total area (approx.): 68.0 sq. m (731.9 sq. ft)
 Balcony area (approx.): 1.9 sq. m (20.5 sq. ft)
 Garden shed area (approx.): 5.3 sq. m (57.0sq. ft)
 Bike shed area (approx.): 2.2 sq. m (23.6 sq. ft)

Robertson Smith & Kempson Acton Sales
 137 High Street, Acton,
 London, W3 6LY
 020 8896 3996
actonsales@robertsonsmithandkempson.co.uk

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.