

#### IMPORTANT NOTICE

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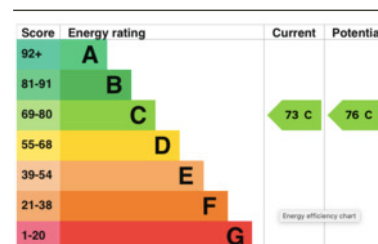
2. Photos etc: The photographs show only certain parts of the property as they appeared at

the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The position relating to the property may change without notice.

#### EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

SALE AGREED



FIRST AVENUE W3 • ASKEW ROAD AREA  
£695,000 SHARE OF FREEHOLD

- 2 double bedrooms
- Bathroom and shower room en suite
- Generous hall and storage
- Fabulous reception
- Kitchen open plan
- Under floor heating
- Garden with additional access
- Spacious and light
- EPC - C

Type  
Ground floor garden flat

Gross internal floor area  
958 sq ft / 89 sq m approx.

Nearest stations  
Shepherd's Bush Market (Hamm.& City and Circle Lines) White City (Central Line)  
Acton Central (Overground)





A particularly spacious and light ground floor garden flat with modern open plan reception/ kitchen space opening on to a walled garden. The neutral finish is of a high standard and the flat offers a great blank canvas with two double bed/ two bathroom layout. There are ample utility and storage cupboards built in and the reception/ kitchen space has under floor heating. There is a useful separate access into the back garden.

The property is quietly situated on the east side of First Avenue well off Uxbridge Road, a few minutes walk from both Wendell and Acton Park and the good local schools. Local shops on Askew Road are also convenient, and the shopping and transports hubs of Hammersmith and Westfield are within easy reach. The 607 bus route east along Uxbridge Road provides the fastest access to the Shepherd's Bush Central Line tube and Acton Central overland station and East Acton or White City tubes (Central Line) are within walking distance.

