

Avenue Crescent, Mill Hill Park

W3

£800,000



An inviting three-bedroom garden flat occupying the lower ground floor of a handsome period house on leafy Avenue Crescent.

With its own entrance, generous proportions and a lovely connection to the outdoors, this is a home with considerable warmth and character.

The reception room opens into a bright conservatory, creating a sociable space for relaxing and entertaining, with doors leading onto a private rear patio and steps up to the established garden, shared with the other flats. Mature trees and planting provide an attractive green backdrop and a welcome sense of seclusion.

The separate kitchen is fitted with contemporary cabinetry and generous worktop space, while a useful utility area is accessed from the entrance hall. There are three double bedrooms, two with en suite shower rooms, together with a separate bathroom. The rear bedroom, currently arranged as an additional sitting room, has a characterful exposed-brick fireplace and doors onto a patio, offering flexibility to suit different needs.

Avenue Crescent is a leafy residential street within the sought-after Mill Hill Park Conservation Area, characterised by handsome period houses and mature trees.

The shops, cafés and restaurants of Acton High Street are within easy reach, while nearby Acton Town station provides District and Piccadilly line connections into central London and direct services to Heathrow. The green spaces of Gunnersbury Park offer further appeal, with Chiswick and Ealing also readily accessible.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

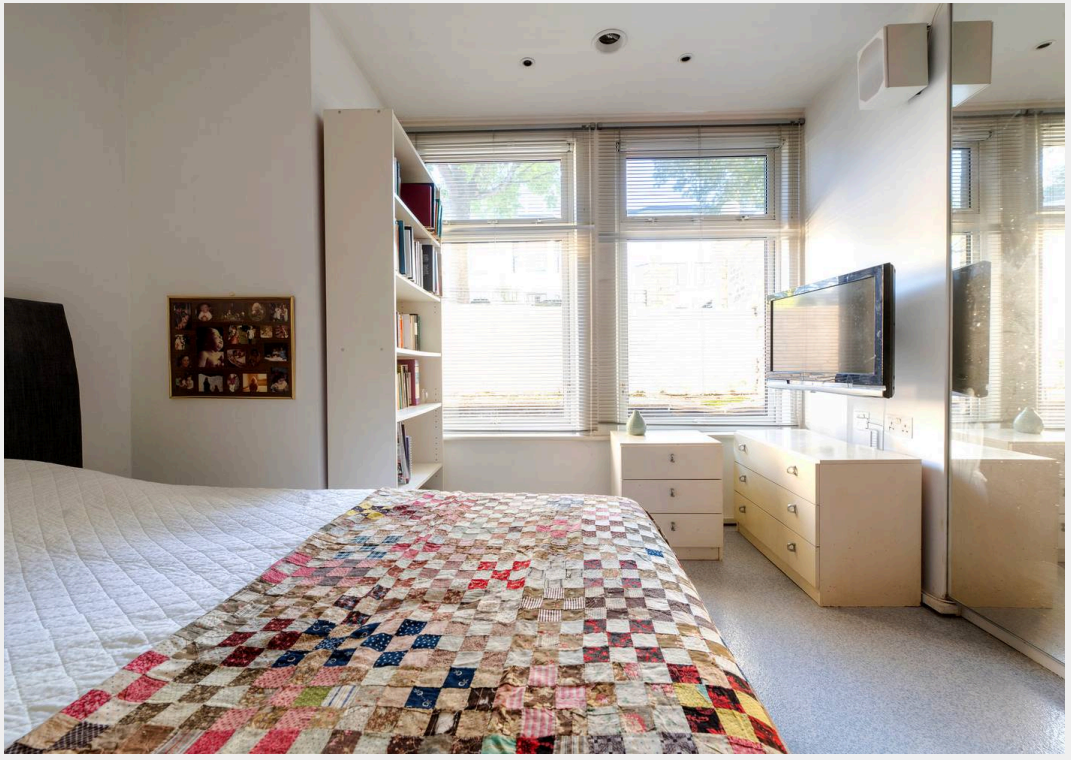
EPC Environmental Impact Rating: E

- Three double bedrooms and three bath/shower rooms, including two en suites
- Reception room opening into a bright conservatory
- Rear patio leading to an established communal garden shared with the other flats
- Own entrance, separate kitchen and utility area; approximately 1,288 sq ft





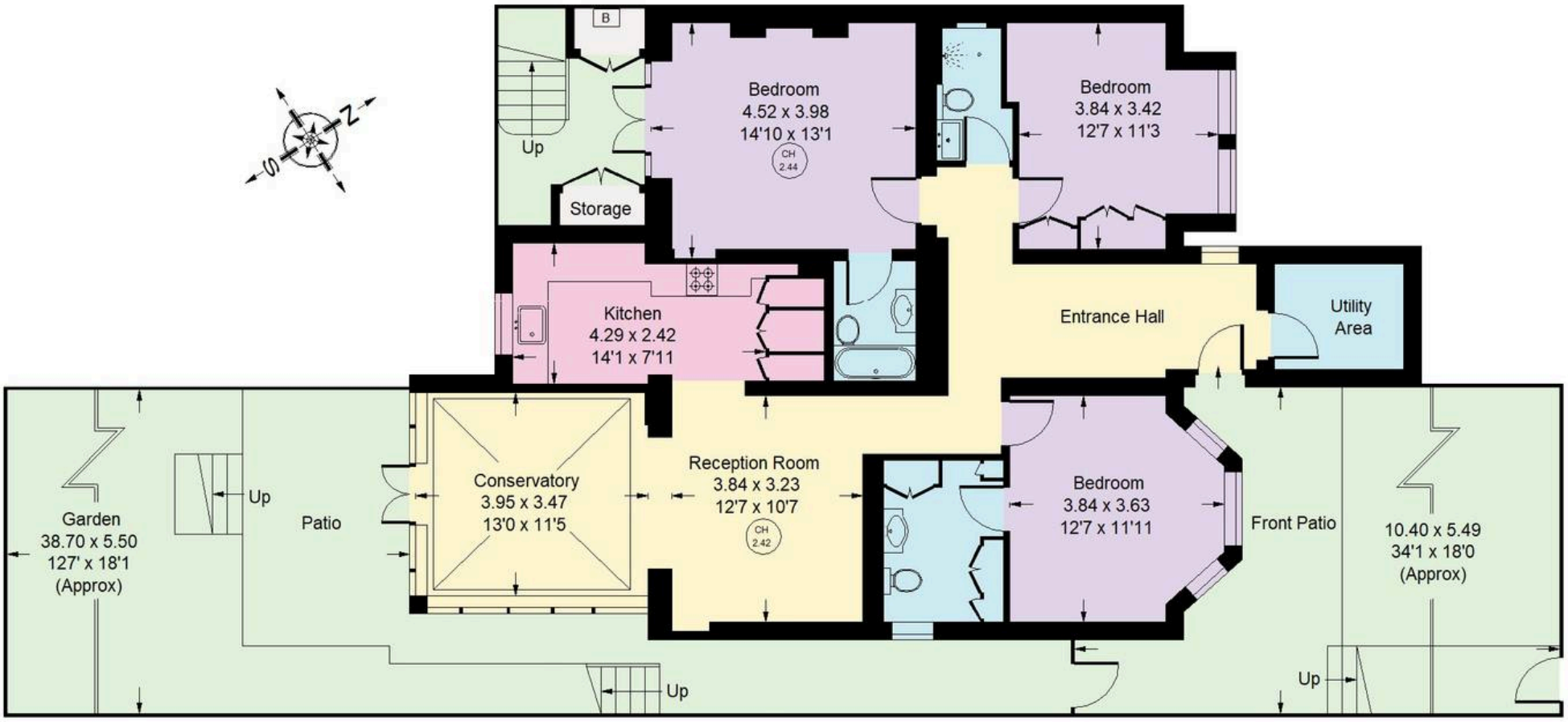






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Approx Gross Internal Area = 119.7 sq m / 1288 sq ft
Storage = 0.8 sq m / 8 sq ft
Boiler = 0.8 sq m / 8 sq ft
Total = 121.3 sq m / 1304 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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