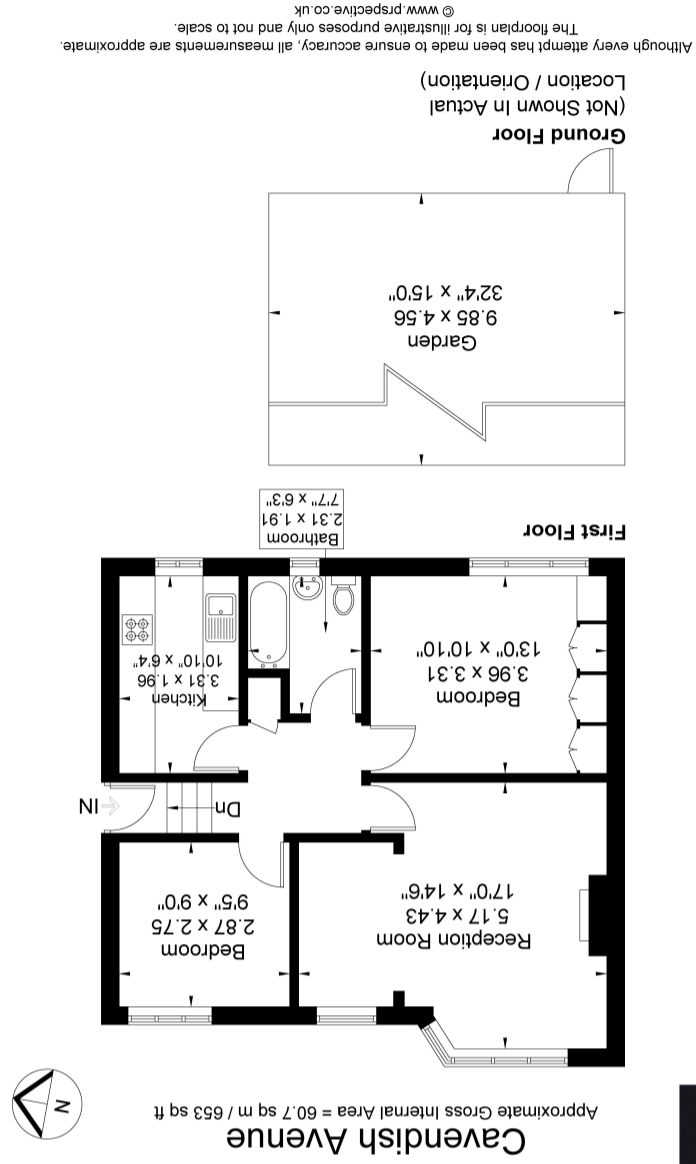


Energy Efficiency Rating	
Current	Potential
72	77

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	

EU Directive 2002/91/EC
 England, Scotland & Wales



136 Cavendish Avenue, London. W13 0JN.

£450,000

A private entrance leads you to a bright two double bedroom property with a spacious feel throughout. The maisonette has a large lounge which could easily be put into two rooms but currently could be used as a useful separate dining area. Also comprises of a modern kitchen and recently updated bathroom. Outside are a well maintained rear and front garden which include a beautiful Japanese Cherry Blossom tree. The property has been maintained in recent years and is ready for the next to move straight in. The home also benefits from a huge lease of well over 900 years and no excessive monetary charges.

Ideally located for the Elizabeth Line (either at Hanwell or West Ealing) providing excellent links to Central London. 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 both either Hanwell or West Ealing Elizabeth Line stations, providing excellent links to Central London. 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.

Reception

17' 0" x 14' 6" (5.18m x 4.42m) Front aspect double glazed bay window, radiator, fitted storage

Dining Area

9' 1" x 5' 9" (2.77m x 1.75m) Front aspect double glazed window, radiator

Bedroom 1

13' 0" x 10' 10" (3.96m x 3.30m) Rear aspect double glazed window, radiator, fitted wardrobe

Bedroom 2

9' 5" x 9' 0" (2.87m x 2.74m) Front aspect double glazed window, radiator

Kitchen

10' 10" x 6' 5" (3.30m x 1.96m) Rear aspect double glazed window, range of eye and base modern units with single drain sink with mixer tap, gas hob with oven under and extractor hood over, plumbing and space for washing machine and dishwasher

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, tiled walls and floor

Outside

Front and Rear private garden. The front is mainly laid to lawn. The rear is part decorative stone part lawn with a mature Wisteria.

