



WEST LODGE AVENUE, LONDON, W3
OIEO - £410,000 LEASEHOLD

Lease: 147 years remaining
Ground Rent: £350 per annum
Service Charge: £1,594.83 per annum
(information supplied by vendor)

EPC: Band C
Council Tax: Band D

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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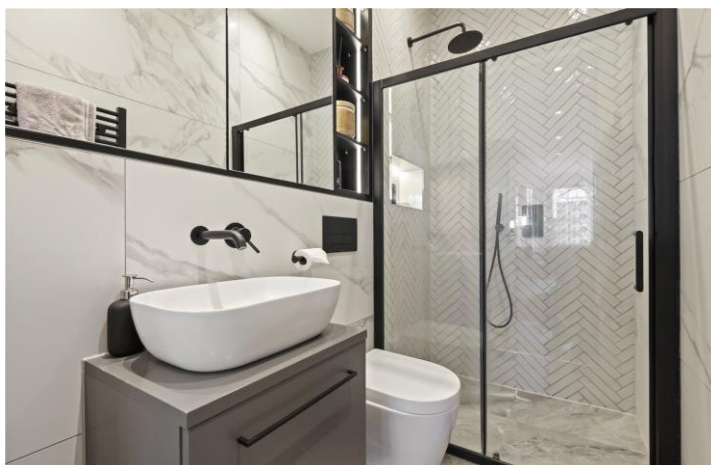
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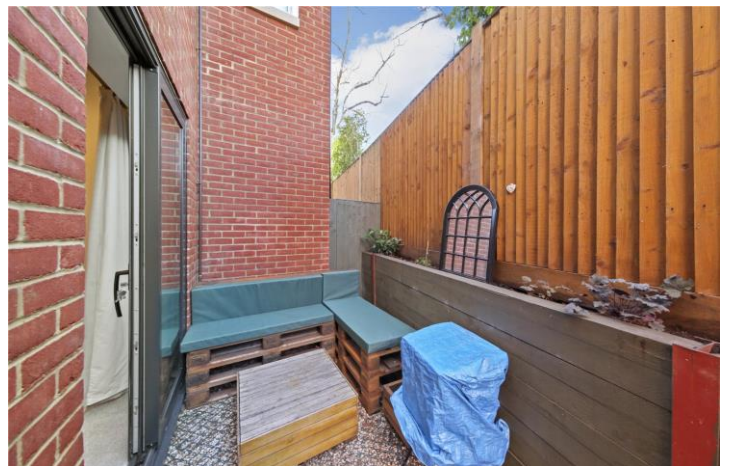
DESCRIPTION:

A one bedroom flat with a living/kitchen area providing direct access to a private Patio from both the living area and bedroom.

The building itself having been recently built with nine units inside has been finished to a high specification all throughout and maintained to the same standard. With close proximity to the Ealing Common Tube station (Piccadilly and District) accompanied by a wide variety of shops and restaurants.



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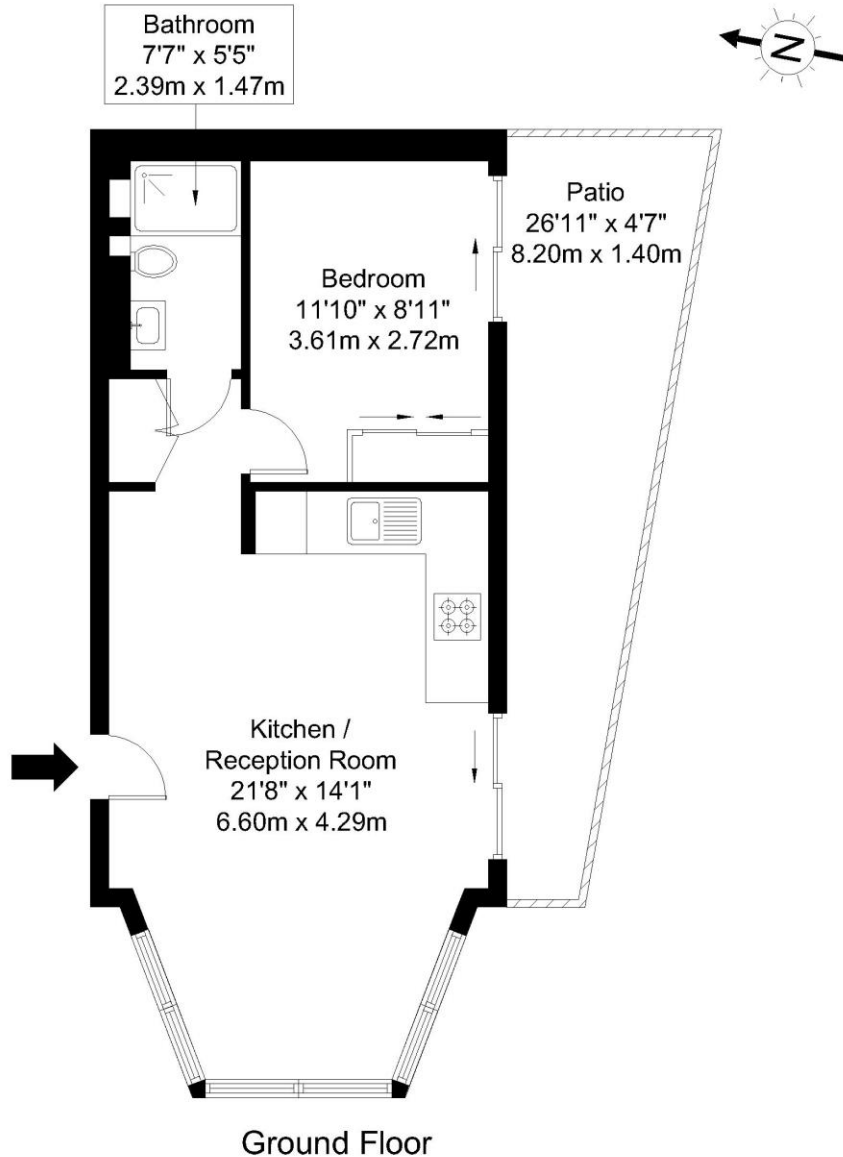
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West Lodge Avenue, W3 9SE

Approx Gross Internal Area = 42 sq m / 452 sq ft

Terrace = 9 sq m / 97 sq ft

Total = 51 sq m / 549 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Ref:

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**BLEU
PLAN**

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Most energy efficient - lower running costs		80	80
Least energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floorplan is not to scale and measurements and areas shown are approximate and therefore should be used for illustration purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we can provide information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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