

THIRD  
AVENUE W10  
OF WESTMINSTER

FOR SALE  
ARMFORD ESTATES  
0203 587 8881  
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FREEHOLD

16

14

**£1,150,000**

**Third Avenue**

London, W10 4RT



## PROPERTY SUMMARY

A fantastic, Four bedroom freehold house situated on a prime W10 street.

A stunning 4 bedroom, three storey terraced Victorian house in a highly desirable W10 location. Accommodation comprises a double reception leading into an extended kitchen and guest W/C.

First Floor comprises of 3 good sized bedrooms and one family bathroom. Second floor is a large double bedroom with storage in eaves. This property presents a fantastic opportunity for buyers looking for a freehold. Offered chain free, viewings are highly recommended.

### Situation

The house is ideally positioned in Zone 2, between Queen's Park and Westbourne Grove; providing convenient access to local amenities such as grocery shops, delicatessens, restaurants, parks & gastro pubs. Portobello market is a short bus ride away. Transport links are catered for by Queen's Park & Westbourne Grove stations, providing access to the West End. East London & the City can be reached from Kensal Rise Overground.

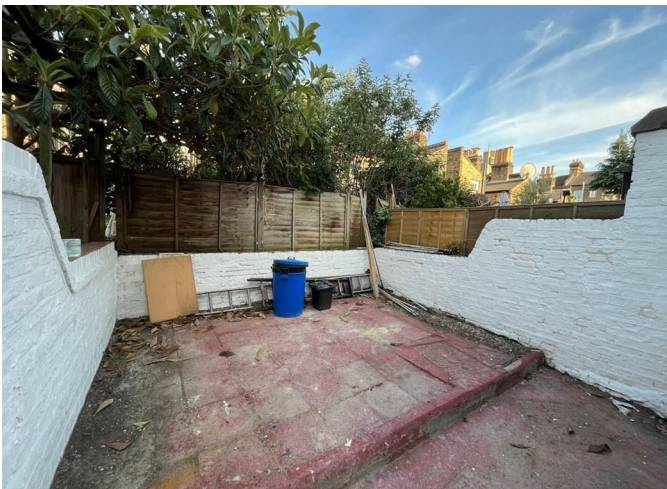
4



3



2









4

3

2

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                                 |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  | 73      | 84        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                                 |         |           |
| England & Wales <span style="float: right;">EU Directive 2002/91/EC </span> |         |           |

**EPC RATING: C    COUNCIL TAX BAND: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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