



## The Avenue W13

Centrally located on The Avenue, a prominent road in the heart of West Ealing is this stunning spilt level one-bedroom conversion apartment that comes with a large private garden and is presented in excellent decorative order having recently undergone a complete refurbishment.

Measuring approx. 495 sq ft, the property provides ample size for a buyer(s) looking for a good amount of space in a central West Ealing location where you can enjoy the range and depth of the town centre on your doorstep.

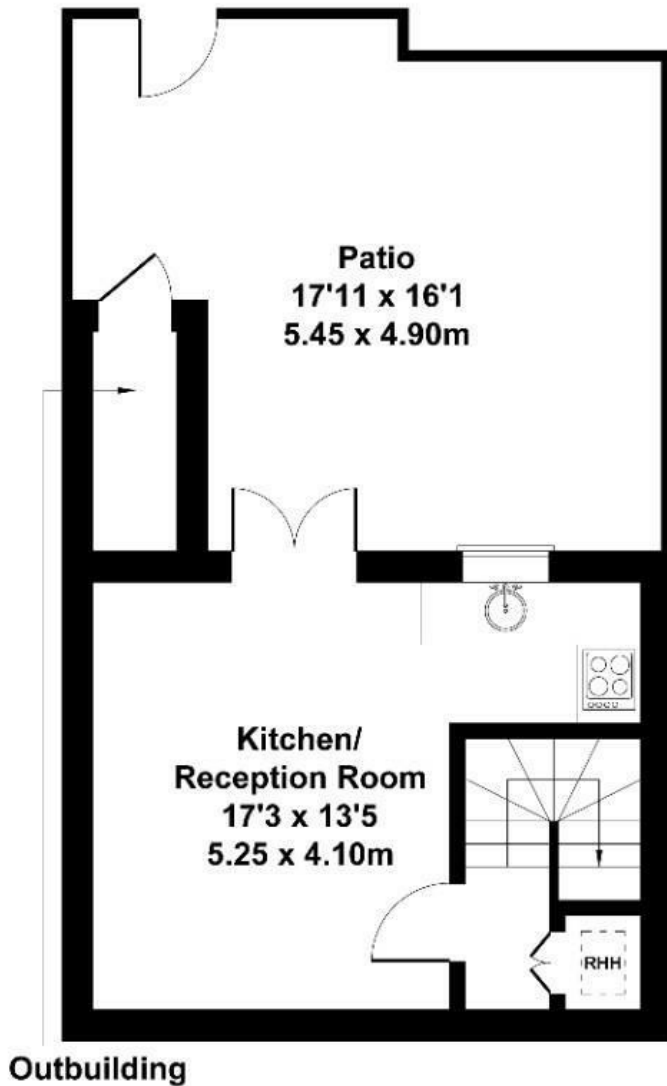
The property also benefits from a new 125-year lease, permit parking and no onward chain.

- Large one bedroom
- Private garden
- Brand new lease
- Newly refurbished
- Spilt level
- Moments from Elizabeth line
- Close to 500 Sq Ft
- Prime central location

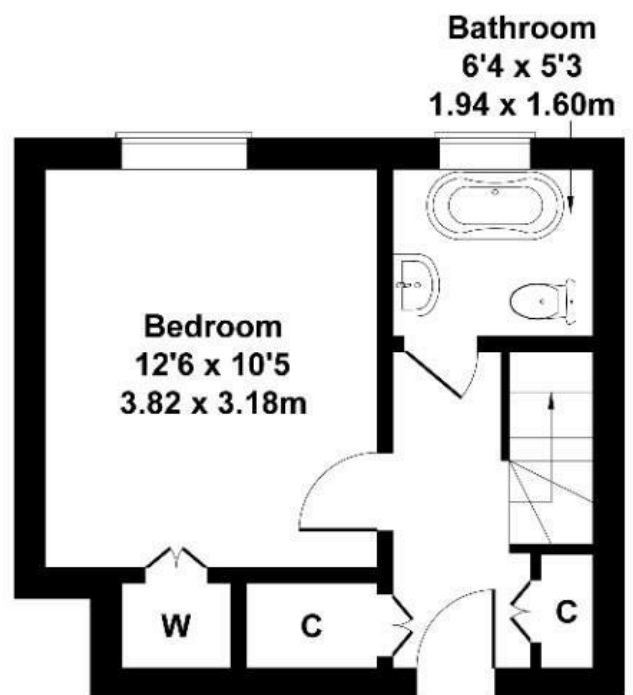
£349,000

# Castle Hill Parade

Approximate Gross Internal Area  
495 sq ft - 46 sq m  
(Excluding Patio & Outbuilding)



**LOWER GROUND FLOOR**



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

| 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>                            |                         | 78        |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |