



ASKING PRICE

**£795,000**

**Newton Avenue**

London, W3 8AR

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andrew nunn  
ASSOCIATES

## PROPERTY SUMMARY

A deceptively spacious two double bedroom Victorian house offering scope for further extension and improvement and retaining many period details. Offering particularly high ceilings the accommodation comprises; hall with original tiled flooring, sitting room with large Victorian fireplace and ceiling cornicing, dining room, kitchen with door leading out to rear garden. On the first floor are two large double bedrooms and bathroom. There is a large loft space which could be converted (subject to obtaining the necessary planning consents)

Outside is a small rear garden with direct pedestrian access ideal for bikes and dogs. Freehold.

Newton Avenue is a popular residential road comprising mainly Victorian terraced houses. It is conveniently located between Acton High Street and Chiswick High Road and is a short walk to both Acton Town and South Acton stations.

2



1



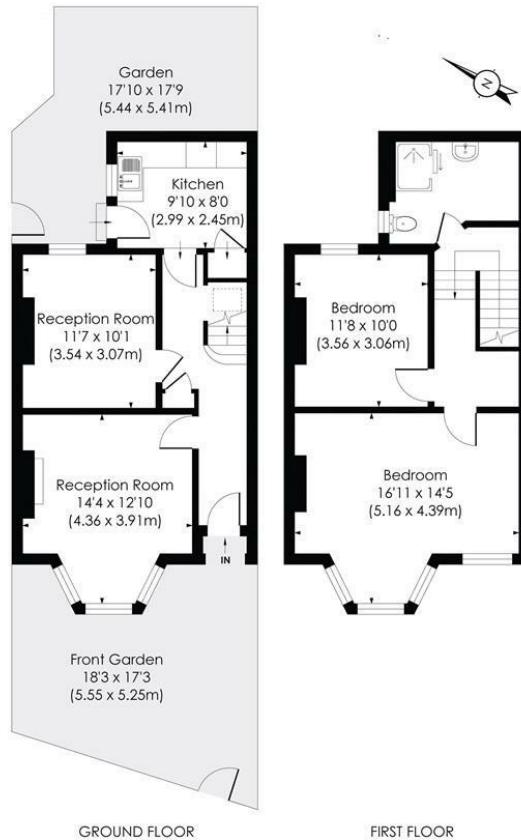
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## NEWTON AVENUE, W3

Approx. Gross Internal Floor Area  
1015 Sq. ft/94.29 Sq. m



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PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

### LOCAL AUTHORITY

Ealing

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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