











 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current B

Helliwell & Co are proud to present this spacious studio flat in an Iconic Art Deco Grade II-listed development.

Offered to the market with no onward chain and a long lease, this bright and spacious studio flat is an ideal purchase for first-time buyers or investors looking to add to their portfolio. The property has a large living area with a modern kitchen featuring integrated appliances, a stylish bathroom and a separate sleeping area, which is semi-enclosed, offering privacy and space from the main open-plan living area of the apartment. Further benefits include an air conditioning system, a communal roof terrace with Art Deco feature planting beds, a secure Paxton net 2 video entry system, a lift, ample storage space and attractive hardwood oak flooring throughout.

Western Avenue is ideally located for access to both Greenford (Central line) and Perivale (Central line) stations, as well as the open spaces of Ealing Golf Club.

- Spacious Studio Apartment
- Semi Enclosed Sleeping Area
- Stylish Fully Tiled Bathroom
- Lift & Porter
- Communal Gardens
- Iconic Art Deco Grade II Listed
- Tenure: Leasehold (243 years)
- Service Charge: £2,100pa
- Ground Rent: £350.00pa
- Council Tax Band: C

## THE HOOVER BUILDING

Approximate Gross Internal Area  
469 sq ft / 43.60 sq m



**GROSS INTERNAL  
FLOOR AREA 469 SQ FT**

Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

