



HELLIWELL & CO
ESTATE AGENTS

Avenue Road, Brentford TW8
Guide Price £500,000





🛏 2 Bedrooms | 🛋 2 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

Helliwell & Co are proud to present this spacious two-bedroom period conversion offered to the market with a share of freehold and no onward chain.

Entering through its own private entrance and set on the first and second floor, this split-level flat boasts over 800 sqft. On the first floor, you have a large, bright reception room with lovely views overlooking the desirable treelined street. The separate fitted kitchen with all the expected integrated appliances boasts ample space for a dining table and chairs. The modern shower room is fully tiled and enjoys a large rainfall shower. Upstairs you have two large and equally sized double bedrooms enduring lots of light throughout. Further benefits include its own private garden, on-street permit parking, double glazing, gas central heating, no onward chain and a share of the freehold.

Avenue is a desirable treelined street and ideally located for access to both Northfield (Piccadilly) and Brentford (overground) stations. There are also multiple local amenities close by, including popular shops, cafes, restaurants and bars.

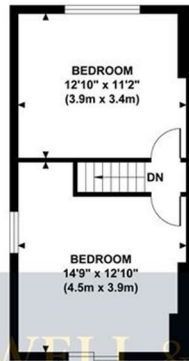
- Period Conversion
- Split Level
- Two Double Bedrooms
- Private Entrance
- Private Garden
- No Onward Chain
- Double Glazing
- Excellent Location
- Tenure: Share of Freehold
- Council Tax Band: C

AVENUE ROAD

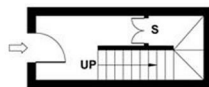
Approximate Gross Internal Area
805 sq ft / 74.9 sq m



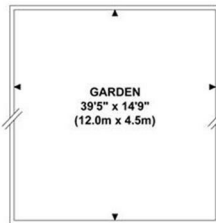
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 345 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66 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.

