



St. Augustines Avenue, London, W5 1ED

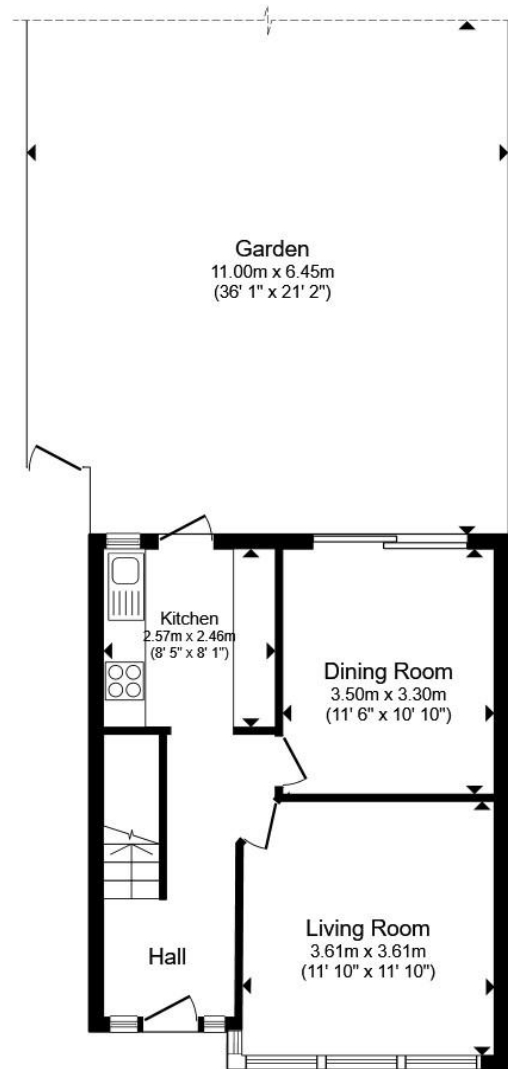
Welcome to

St. Augustines Avenue, London

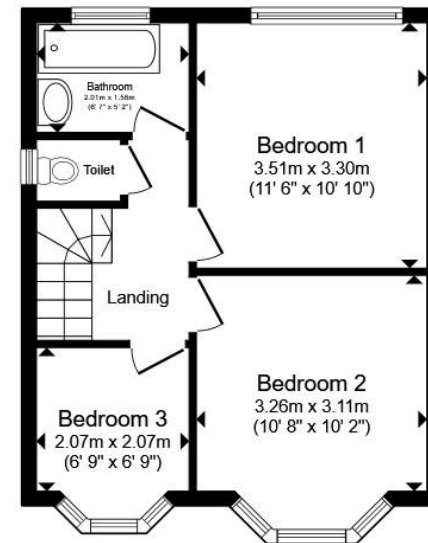
A semi-detached house, situated on a quiet residential road in Ealing with potential to extend to the rear and loft (STPP), the property requires cosmetic redecoration and perfect for a purchaser who wants to update to create their own family home. On the ground floor the property offers a front reception room, a second rear living/dining room with doors leading onto the rear private secluded garden and a separate kitchen. The first floor comprises three bedrooms, a bathroom with separate WC. Other benefits include off street parking for two cars, secure side access, a garden shed useful for storage there is also an alleyway from the side street for residential cars to access, and potential to create a garage at the rear of the garden & property. No onward chain.

The property is within a short walk to Hanger Lane tube station (Central line), Sainsburys supermarket and within easy access to Ealing Broadway town centre which offers the tube station (Elizabeth line, Central line, District line & Great Western Rail), the popular retail shopping centre, and abundance of restaurants, cafes & bars, a good selection of nearby schools, sought after parks and Hanger Hill Park & Golf course. The A40 and North Circular are also easily accessible.





Ground Floor



First Floor



Total floor area 78.7 m² (847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

St. Augustines Avenue, London

- Semi-detached house with potential to extend (STPP)
- Three bedrooms
- Two reception/dining rooms
- Off street parking for two cars
- Rear secluded private garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

This semi-detached house nestled in St Augustine's Avenue, offering three bedrooms, two receptions, off street parking, potential to extend (stpp), and no onward chain. Please call the Ealing branch for more information!

offers in excess of £550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110114



Property Ref:
EAL110114 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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