



**£650,000**

**Lynton Avenue, London, W13**



- 3 Double Bedrooms
- Private Rear Garden
- Almost 1,000 Sq Ft
- Share Of Freehold
- Great School Catchment
- Close To Elizabeth Line

Forming part of an attractive semi-detached property is this spacious, 3 double bedroom, First Floor Flat with access to a private garden and close to the Elizabeth line in West Ealing. Offering almost 1,000 sq ft and share of freehold, this fantastic property comprises shared entrance hallway, stairs to the first floor, spacious dining room / reception room, separate kitchen, family bathroom and 3 double bedrooms, with the master boasting the entire second floor, with en suite shower room and eaves storage. Benefits include share of freehold, original features and useful side access that leads you to a private 31 ft x 21 ft rear garden benefitting from 2 sheds. Lynton Avenue is a quiet tree lined road, close to West Ealing Station (Elizabeth line), West Ealing and Ealing Broadway for its shopping facilities, wide open spaces of Drayton Green, excellent schools, bus routes and road networks.







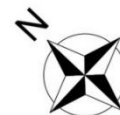
# Lynton Avenue, Ealing, W13 0EB


Approximate Gross Internal Area = 83.43 sq m / 898 sq ft

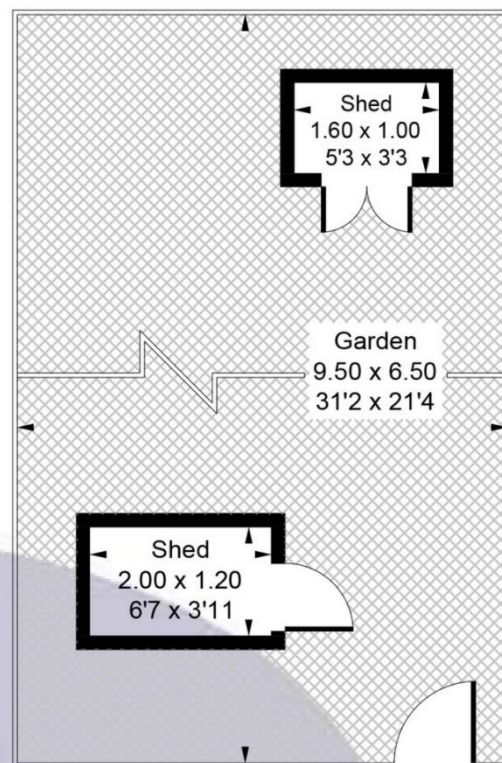
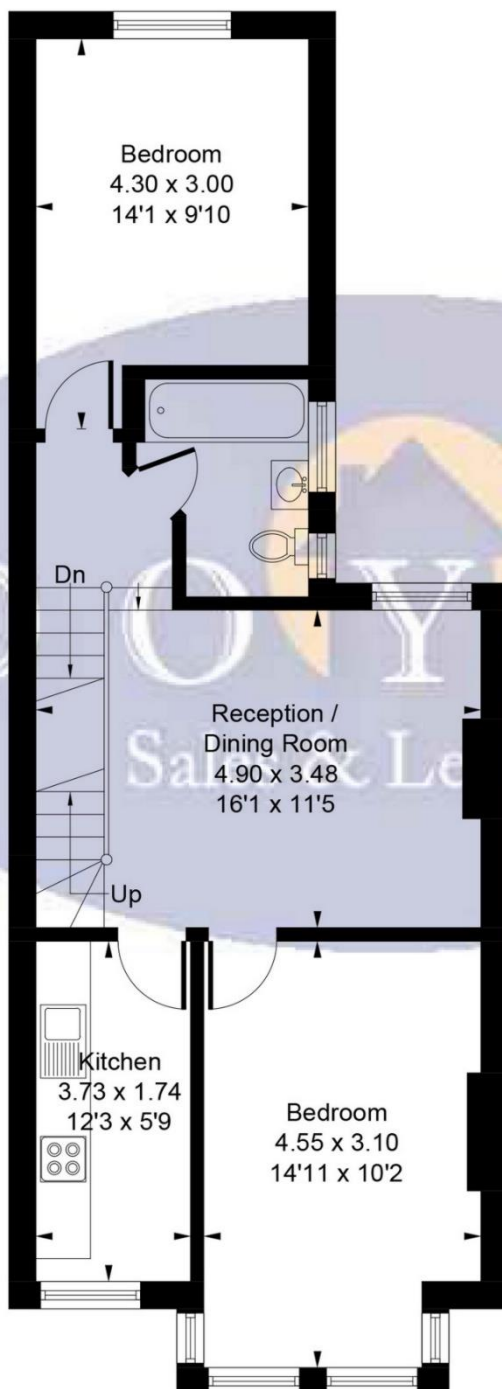
Reduced Headroom & Eaves = 6.07 sq m / 65 sq ft

Sheds = 4.00 sq m / 43 sq ft

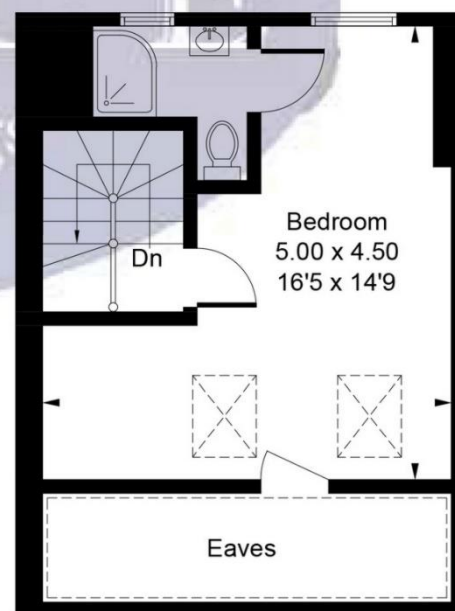
Total = 93.50 sq m / 1006 sq ft



 = Reduced headroom  
below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)  
**Ground Floor**



**Second Floor**  
22.50 sq m / 242 sq ft  
Reduced Headroom & Eaves  
6.07 sq m / 65 sq ft

**Ground Floor**  
3.49 sq m / 38 sq ft

**First Floor**  
57.44 sq m / 618 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Map



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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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EPC Rating D

