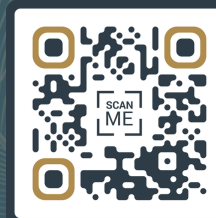




Leslie
& Co.

THE AVENUE, EALING, W13

Guide Price: **£1,600 PCM**



 Leslie & Co





About the property

A bright and well-proportioned first-floor studio apartment on The Avenue, offering approximately 284 sq ft of cleverly arranged accommodation.

The main studio room is a genuinely good size, with an impressive ceiling height of over 3 metres, plenty of natural light, and useful built-in storage. There is a separate kitchen rather than one squeezed into the living space, plus a separate shower room.

A smart, practical option for a single professional or couple looking for their own space in a well-connected Ealing location.

Key features

- First Floor Studio Apartment
- Approx. 284 sq ft
- Generous Studio Room
- Separate Fitted Kitchen
- Separate Shower Room
- Impressive 3.13m Ceiling Height
- Built-In Storage
- Bright & Well-Proportioned
- Popular Ealing Location
- Excellent Transport Links

Material information

- Council Tax Amount - £1587.00 (Band B)
- Guide Price - **£1,600 PCM**

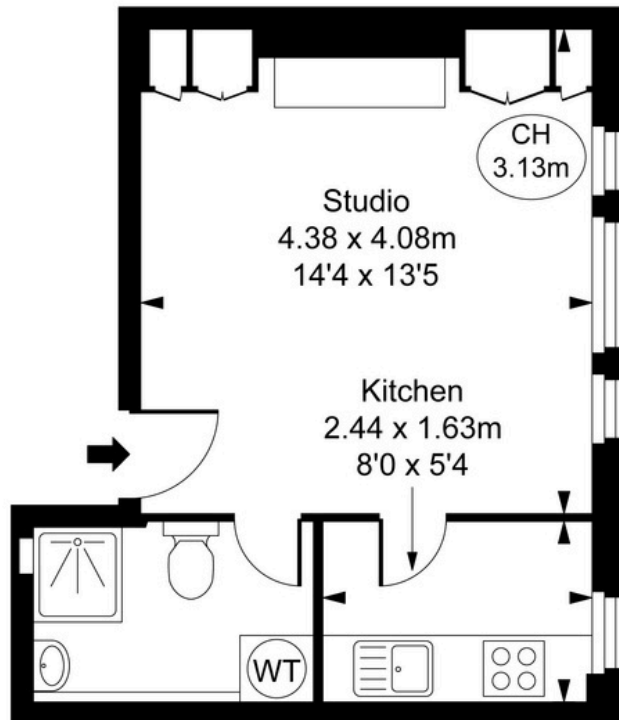




The Avenue, W13

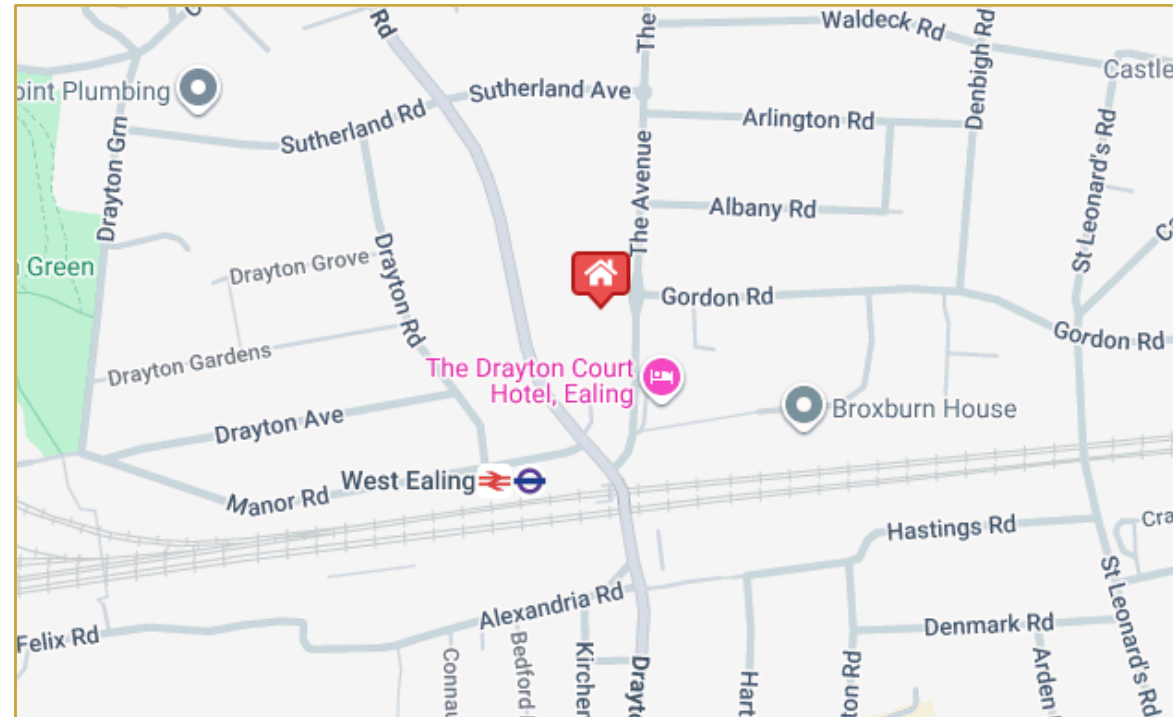
Approximate Gross Internal Area
26.38 sq m / 284 sq ft

(CH = Ceiling Heights)



First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	72

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	64