



## Melbourne Avenue, W13

### £400,000

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A beautifully presented ground floor flat featuring a private West facing garden.

The property offers spacious and well-designed accommodation, including a bright bay-fronted double bedroom, a separate modern fitted kitchen, an inner lobby leading to the bathroom and a reception room with direct access to the garden.

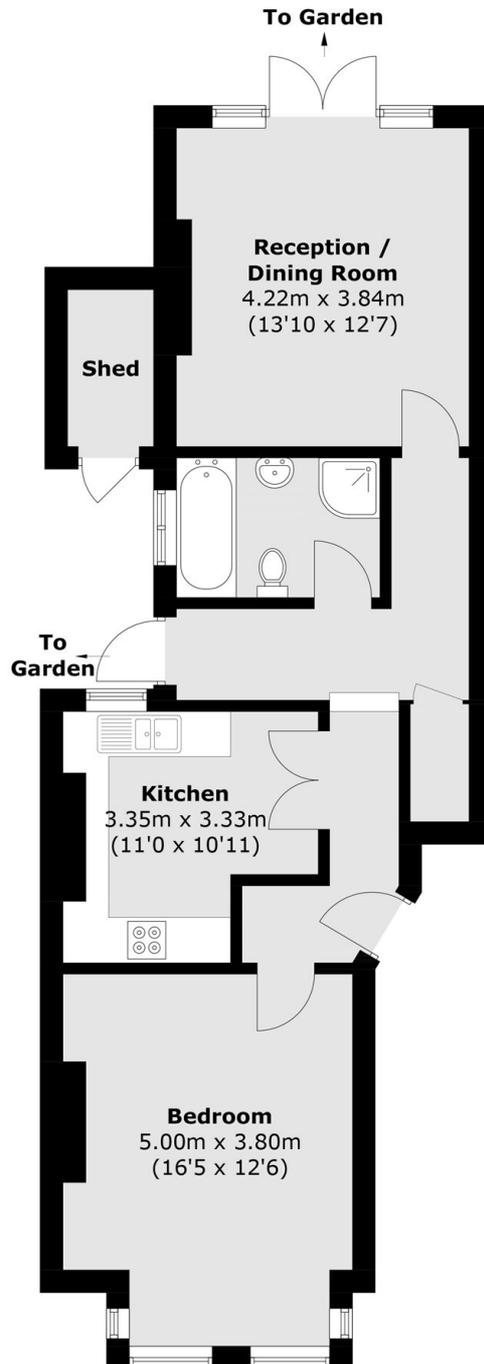
Further benefits include off-street parking and a chain-free sale.

Ideally located in a sought-after area close to the Elizabeth Line, providing excellent transport links.

### Features

- Period Conversion
- One Bedroom
- Off-Street Parking
- Chain Free
- West Facing Garden
- Elizabeth Line at West Ealing Station

Melbourne Avenue,  
London, W13



Approx Internal Area: 64.0 sq. m (688.9 sq. ft)  
Shed: 2.5 sq. m (26.9 sq. ft)  
Total: 66.5 sq. m (715.8 sq. ft)