



## Melbourne Avenue, W13

### £400,000

\*OIEO\*

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.

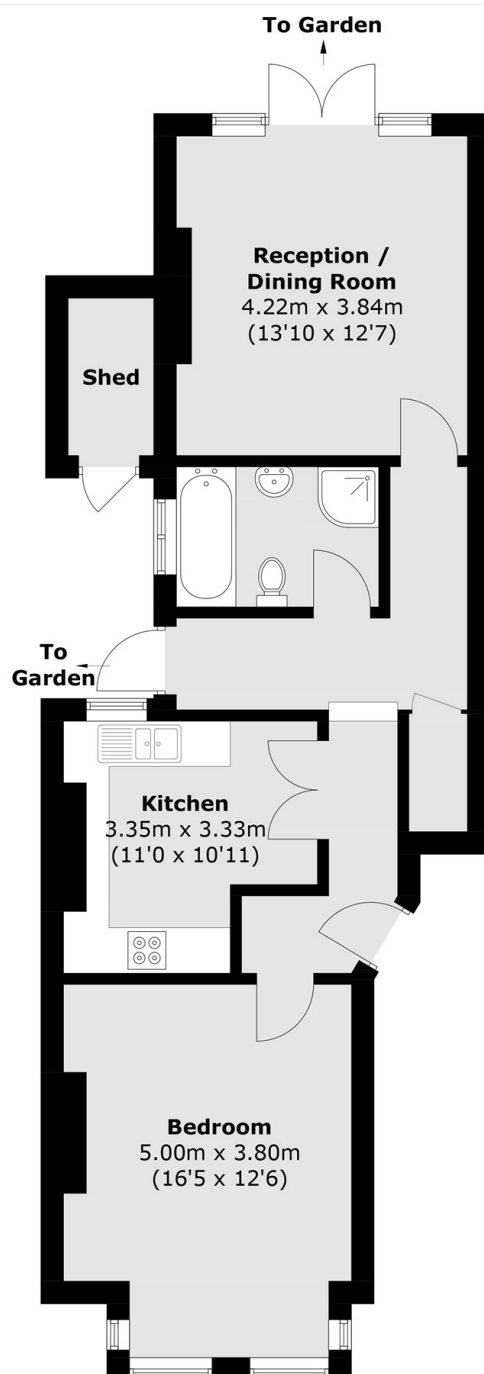
Further benefits include off-street parking and a chain-free sale.

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)

**Dexters**

Northfields  
140 Northfield Avenue  
London  
W13 9SB  
Sales  
020 8545 8588

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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