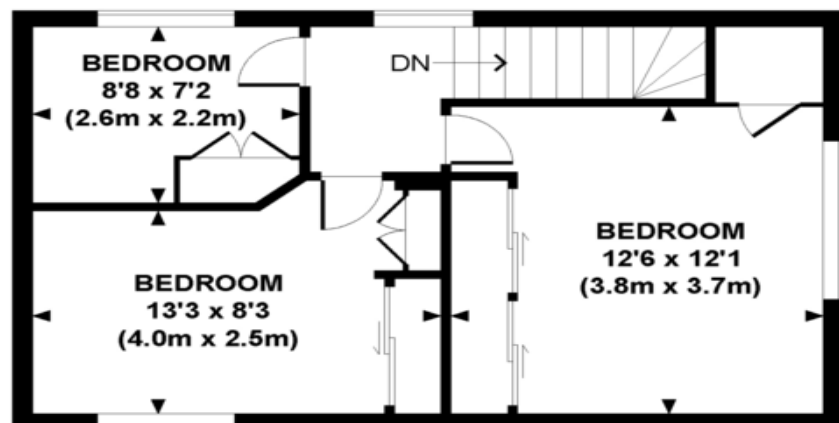
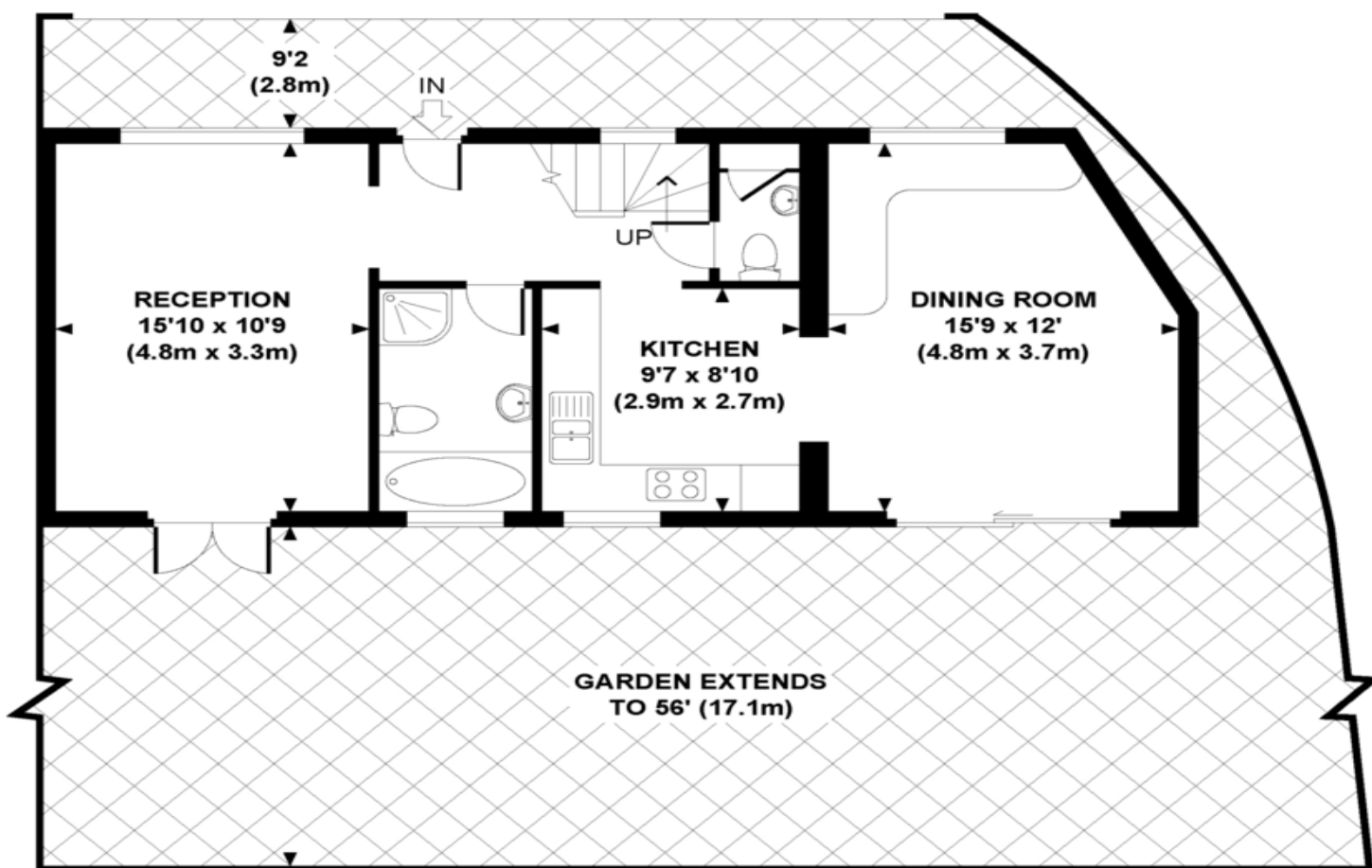


Brassie Avenue, W3



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA 999 SQ FT / 92.9 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.



Brassie Avenue, London, W3 7DF

£699,950 Freehold

Key Features

- Semi Detached House
- Extended
- Wood Deck Patio Leading to Garden
- South Facing Garden
- Downstairs Cloak Room
- Two Reception Rooms
- New Kitchen Breakfast Room
- No Chain

Description

Hart and Co are delighted to Present this double fronted semi-detached family home which has been extended to the side. The property comprises a downstairs cloak room reception room, dining area and a separate fully fitted kitchen leading onto a 56 ft garden. the property further comprises 3 bedrooms and a family bathroom. The property is in the ever-popular Golf Links Estate and is ideally situated close to transportation links and local amenities, East Acton Underground (Central Line) station being the closest tube. The property further benefits include gas central heating, double glaze windows and good ample storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		60	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		52	83
England, Scotland & Wales		EU Directive 2002/91/EC	