



**Leasehold / Apartment**

**80, Cavendish Avenue**  
**£435,000**

A spacious and well presented, 2 double bedroom first floor maisonette with a private garden, in this ever popular location close to Drayton Green and attractively offered chain free and with the security of a long lease and low outgoings .

- First floor maisonette
- 2 double bedrooms
- Useful study/bed 3
- Light airy living room
- Fitted kitchen
- Modern bathroom
- GCH & DG
- Own entrance
- Rear garden
- Long lease



**Leasehold / Apartment**

# Cavendish Avenue, W13 0JN

## £435,000

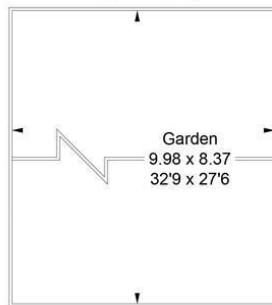
This bright and spacious first floor 1930's built maisonette boasts exceptionally good sized accommodation, its own entrance and a private garden. It features hallway with storage, access to excellent loft space, a light and airy living room adjoining a useful study(potential as a small 3rd bedroom), 2 double bedrooms, modern bathroom and fitted kitchen. Outside there is a deep frontage and side access to a good sized garden to the rear. Protected by a long lease (900+years) and attractively offered with no onward chain this is a keenly priced first home or rental investment.

Situated in this wide, tree lined residential road, within easy walking distance of both Drayton Green and West Ealing station for the Elizabeth Line and the Waitrose superstore next door. Various bus services are available via Drayton Bridge Rd and Greenford Avenue with local shops and eateries, is also close at hand. The area is also served by well-regarded local schools. Scotch Common and popular Pitshanger Lane are also within easy reach.

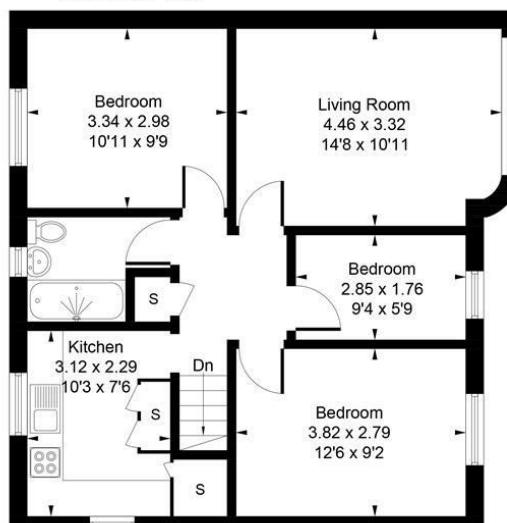


**80 Cavendish Avenue, W13 0JN**

Approximate Gross Internal Area  
66.10 sq m / 712 sq ft



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



**Ground Floor First Floor**

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.

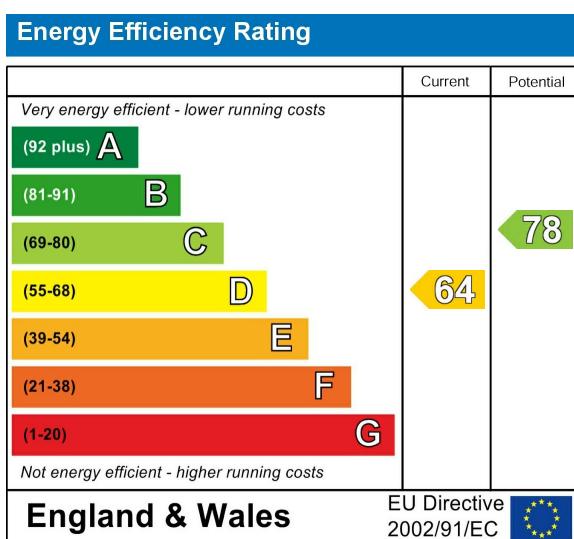
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Council Tax Band

**D**

Energy Performance Graph



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**020 8567 3219**

**hanwellsales@sintonandrews.co.uk**  
**www.sintonandrews.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.