



Third Avenue, Queens Park, W10 4HU

Asking Price £800,000

Subject to Contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

- Blank canvas to lay own impression
- Private rear garden
- Extended double kitchen/diner
- No upper chain

- Three bedroom house
- Double reception room
- Freehold house with extension potential

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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### Third Avenue, W10 4HU

Blank canvass for your design... period style mid terraced three bedroom cottage with private rear garden, which lends itself to be altered in numerous ways, and the potential of being extended up and out, subject to the usual consents. Built around the late 1800s on these attractive residential lanes within close proximity of Queens Park (Bakerloo line) tube, numerous alternative transport links, and an array of local shopping, bars/cafes, and restaurants.

The property offers 1009 sq ft of living space over two floors with capital growth potential, comprising of double reception room with into bay window and window overlooking garden, a door leading out to the garden from through dining room with an extended kitchen, three bedrooms, and family bathroom.

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Approx. Gross Internal Area = 93.8 sq m / 1009 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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