



**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>		<b>72</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Fifth Avenue, North Kensington, W10 4DN**

**£329,950**

Subject to Contract

- Double bedroom over looking gardens
- Eat in kitchen/diner
- Share of Freehold

- Sizable reception room
- Bathroom combined w.c
- Potential for loft conversion

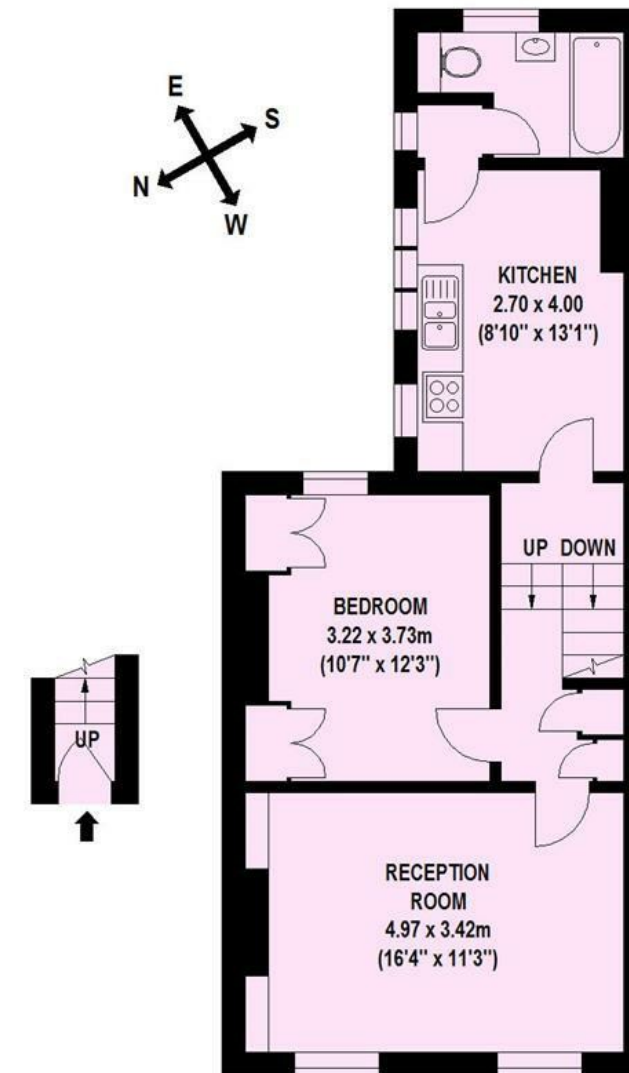


### Fifth Avenue, W10 4DN

Great potential and highly desired... a sizable one double bedroom apartment, on the first floor of a quaint mid terraced period style house, with direct access to loft and the possibility of turning into an additional room subject to the usual consents, enhanced with a share freehold.

The property offers well proportioned accommodation of over 580sq ft of living space, comprising of two large windows within the reception room, sizable kitchen/dining room and fitted bathroom combined w.c.

Situated in the Queens Park Estate on this most attractive tree lined road, only a stones throw of North Kensington's variety of bars/cafes, restaurants, shops and transport links.



GROUND FLOOR  
ENTRANCE

FIRST FLOOR

FIFTH AVENUE  
LONDON  
W10

GROSS INTERNAL FLOOR AREA 54 SqMtrs (580 SqFt)

**Tenure** Freehold

**Price** £329,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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