









## Bradley Gardens, West Ealing

Spanning the entire first floor of this period residence, just moments from West Ealing is this excellent large two-bedroom period conversion apartment.

Set back with deep frontage from its tree-lined setting on Bradley gardens, its large south-facing reception is a particular feature with a well-appointed bay window helping flood the front of the apartment with natural light.

Other features of the apartment include a separate kitchen, two double bedrooms, family sized bathroom.

- Period conversion
- Two double bedrooms
- First floor
- Prime residential street
- Share of freehold
- Close to Elizabeth line at West Ealing
- Separate kitchen
- Ealing Broadway close by

## Bradley Gardens Approximate Gross Internal Area 732 sq ft - 68 sq m Reception Room 17'5 x 14'3 5.30 x 4.35m Bedroom 11'8 x 10'10 3.56 x 3.30m **GROUND FLOOR** Bathroom 7'9 x 7'7 2.36 x 2.30m Kitchen 0: 7'7 x 5'7 2.30 x 1.70m Bedroom 10'11 x 10'8 3.33 x 3.26m

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024

For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs  (92 plue) 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	48	66
England & Wales  EU Directive 2002/91/EC		