



## South Ealing Road, London

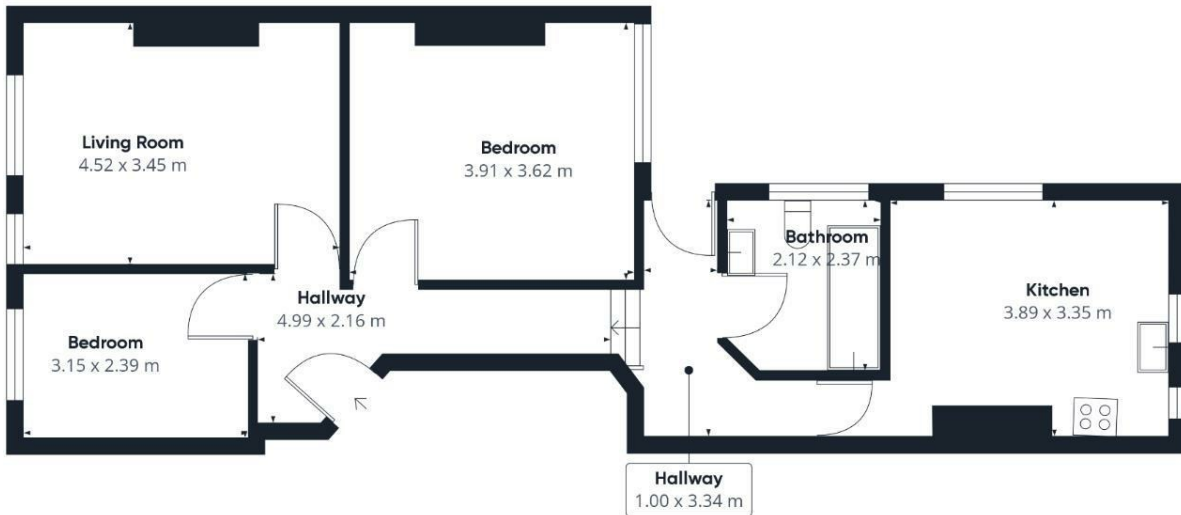
Set in a great location for commuting into the city is this two bedroom flat which is in good condition throughout and spans close to 750 sq ft.

The property benefits from high ceilings and has a separate kitchen.

South Ealing Road is an area characterised by its independent shops, restaurants, cafes and vibrant, friendly local pubs with large gardens. You are a short distance from South Ealing station (Piccadilly line) so commuting into the City for work or leisure is easy.

- Around 750 sq ft
- Close to transport links
- Two bedrooms
- Separate kitchen/dining area
- Good condition throughout
- No onward chain

£400,000



Approximate total area(1)  
69.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	