



## Mattock Lane, W5

A large three-bedroom raised ground floor flat in this imposing period building. The property is situated on the highly desirable Mattock Lane with just a short stroll over to Walpole Park.

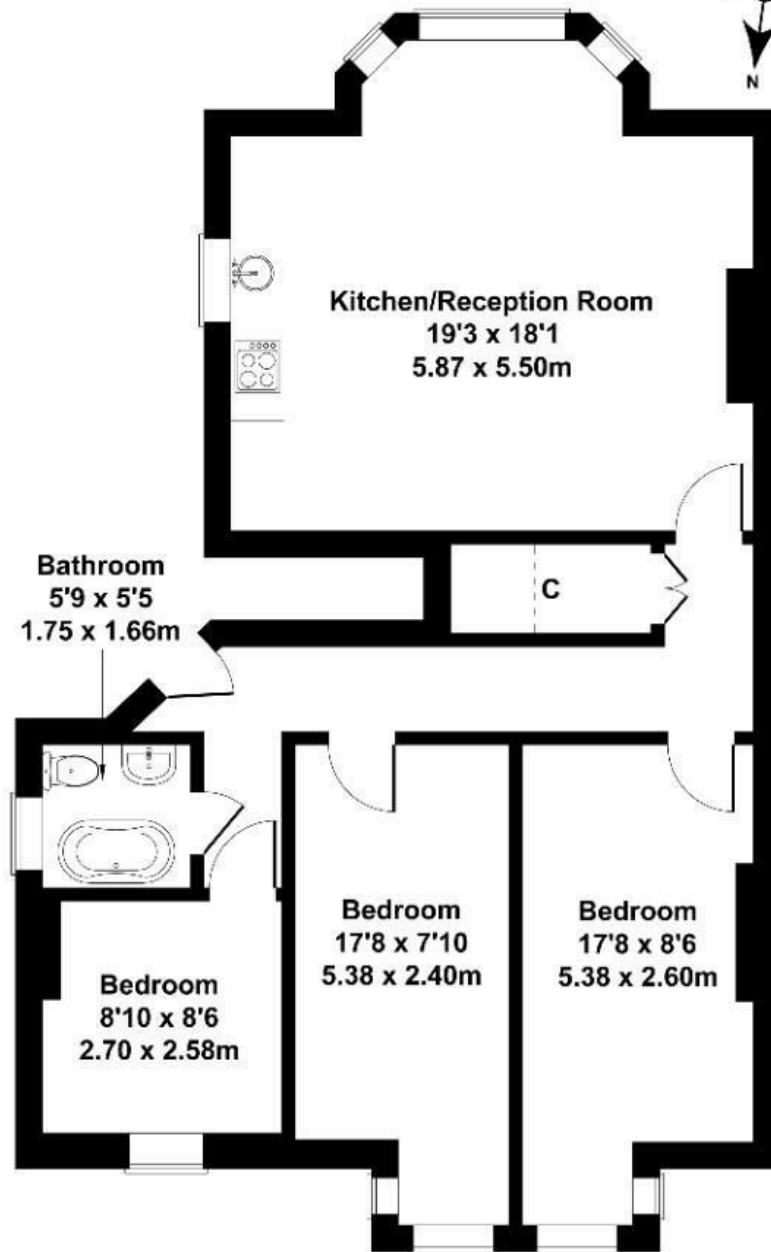
The flat comes in need of modernisation and an opportunity to create a stunning home on one of the most sought-after roads in W5. The property is made up of a large reception 19'3 x 18'1, separate kitchen, three bedrooms along with a family sized bathroom. The property benefits from off street parking, new lease, no onward chain and views onto Walpole Park.

£599,950

- Period conversion
- Three bedrooms
- Long lease
- Off street parking
- No chain
- In need of modernisation
- Views onto Walpole park
- Short walk to Ealing Broadway
- High ceilings
- Close to multiple transport links

# Mattock Lane

Approximate Gross Internal Area  
872 sq ft - 81 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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