



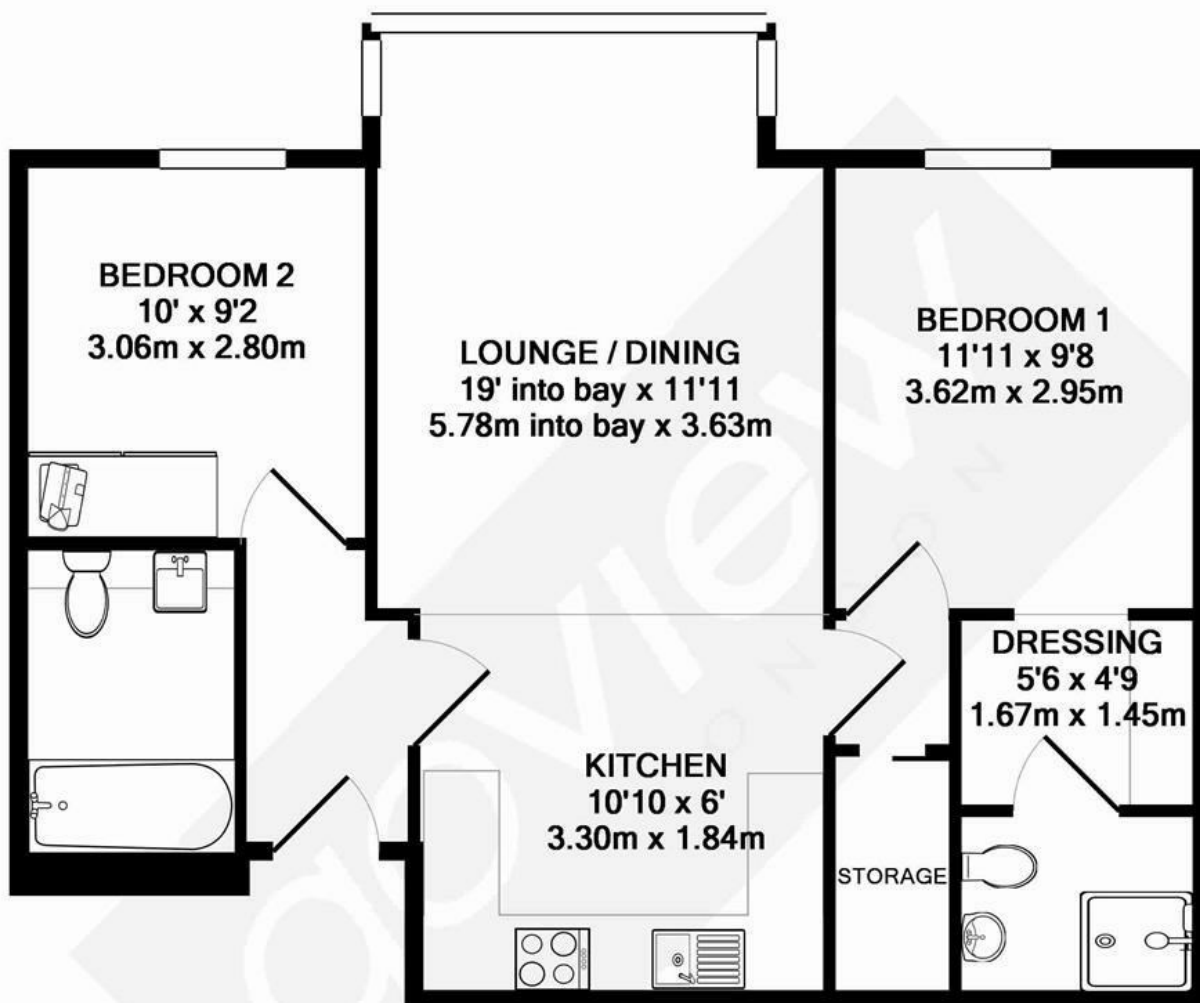
## Lansdowne Lodge, W13

A spacious first floor, two bedroom apartment forming part of Lansdowne Lodge, a small collection of relatively new apartments (2015). Set in the prime residential area of the Drayton's and in close proximity to West Ealing, serving the Elizabeth Line.

This apartment has been designed to maximise the space of the central reception area, and provides two double bedrooms (one en-suite) along with walk in wardrobe. The kitchen is fitted with integrated Bosch appliances and granite work surfaces.

- Two bedroom apartment built 2015
- Two bathrooms
- Great condition throughout
- First floor
- Designer finish
- No chain
- Close to Crossrail station
- Share of freehold

£485,000



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                   | <b>85</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>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |