



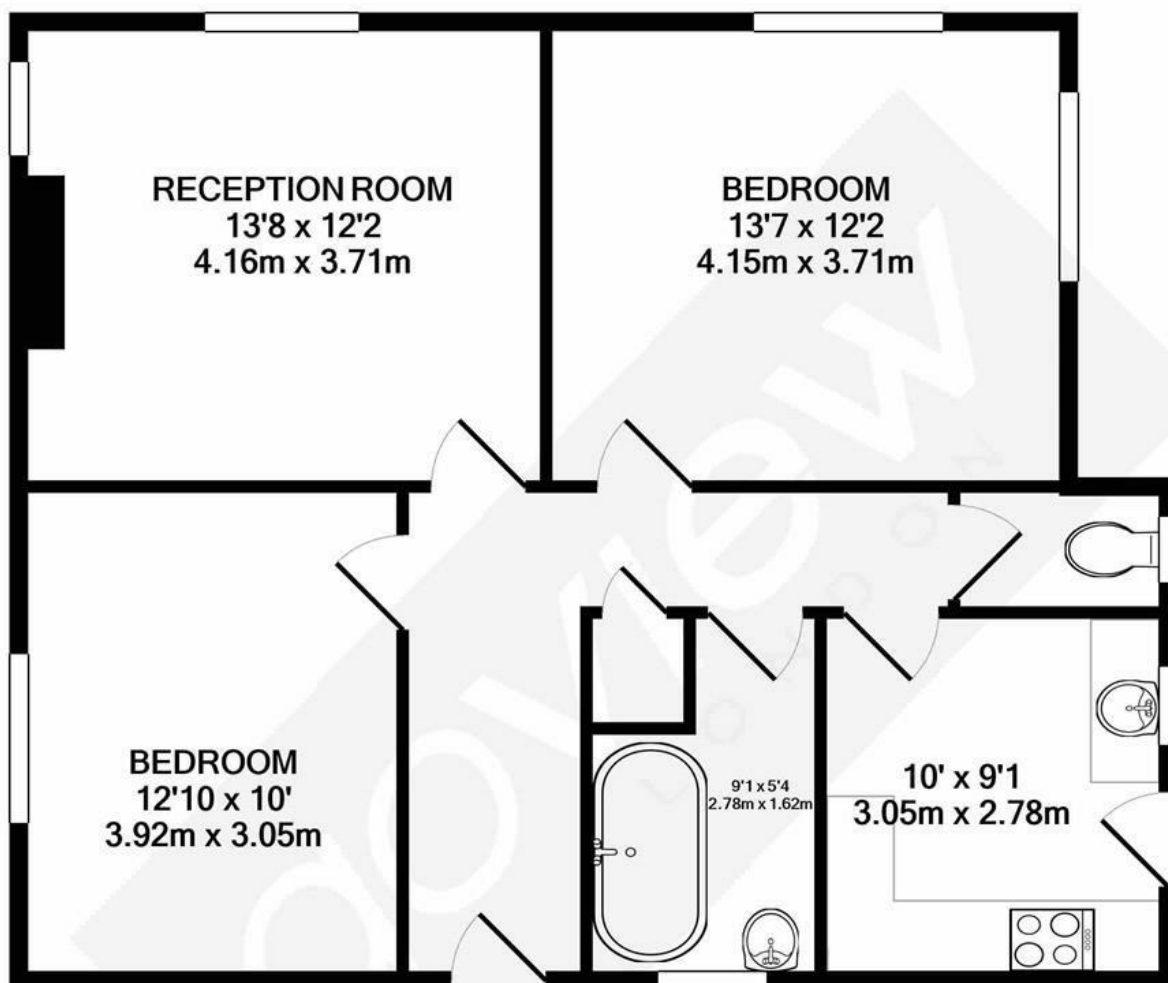
## Kings Court, W5

A spacious and well-proportioned two-bedroom ground floor apartment, featuring a communal entrance and access to beautifully maintained communal gardens, ideally situated in this highly desirable residential area just moments from Ealing Broadway.

The property is offered to the market with no onward chain and benefits of a share of freehold.

- Ground floor apartment
- Two double bedrooms
- Separate kitchen
- Located close to Ealing Broadway
- Communal gardens
- Share of freehold
- Over 700 sq ft
- No onward chain

£415,000



**TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.1 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 75        |
| (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 |           |