



## Eaton Rise, W5

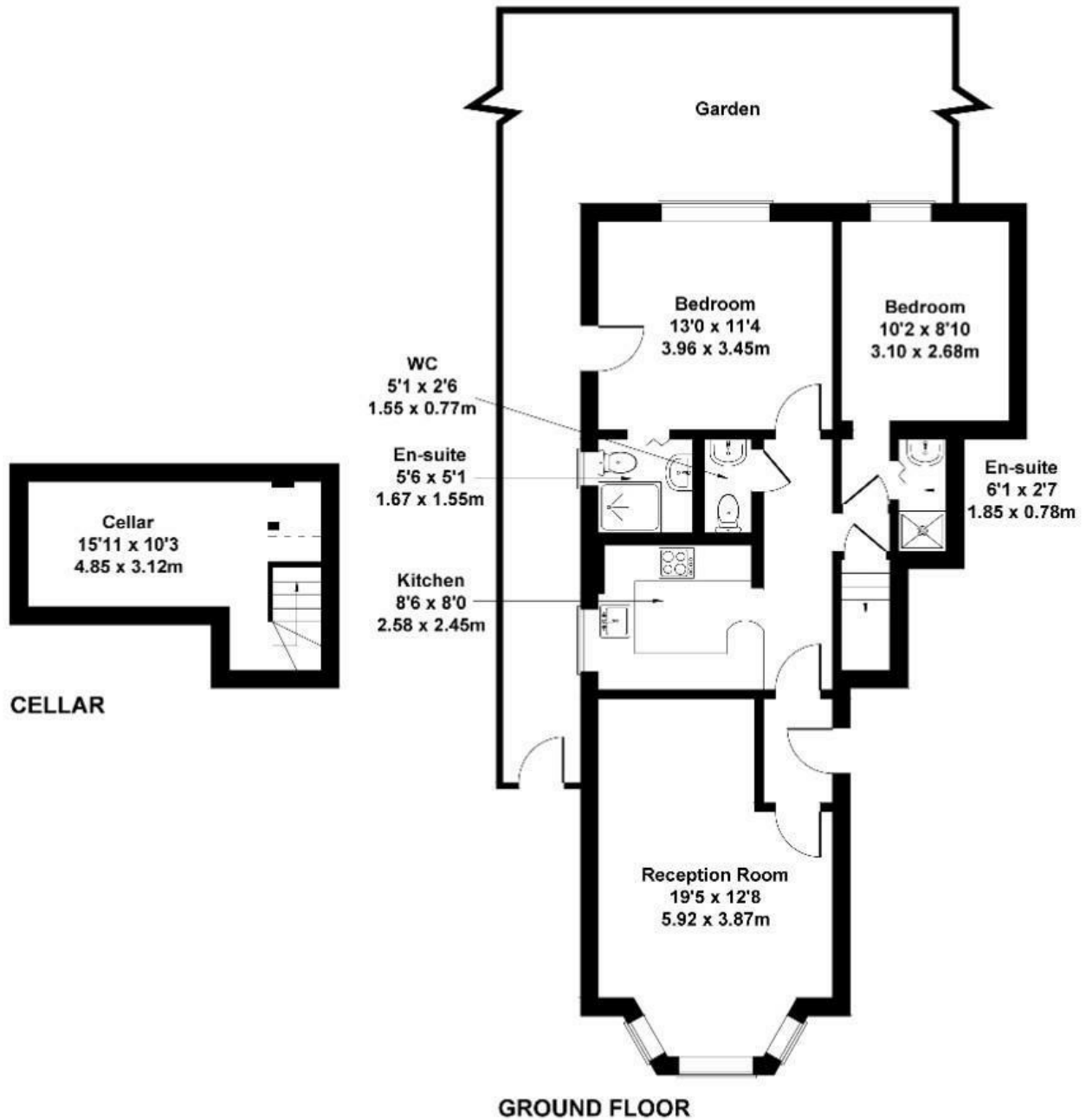
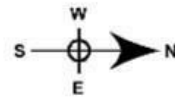
A beautifully presented and exceptionally spacious two-bedroom, two-bathroom ground-floor apartment set within an impressive Victorian building on one of Ealing Broadway's most sought-after residential roads. Finished to a superb standard throughout, this contemporary home offers a wonderfully bright interior, enhanced by high ceilings, generous proportions and excellent natural light.

- Victorian period conversion
- Ground floor
- Two bedrooms
- Off street parking
- Two bathrooms
- Share of freehold
- Additional room for home office or storage
- Private patio
- Excellent central Ealing Broadway location
- Excellent condition throughout

£625,000

# Eaton Rise

Approximate Gross Internal Area  
850 sq ft - 79 sq m  
(Including Cellar)



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 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 |           |