



## Hanger Lane, W5

Located just a short walk from both Ealing Common and Ealing Broadway, this spacious three-bedroom garden flat extends to over 1,000 sq ft and offers generous living accommodation throughout.

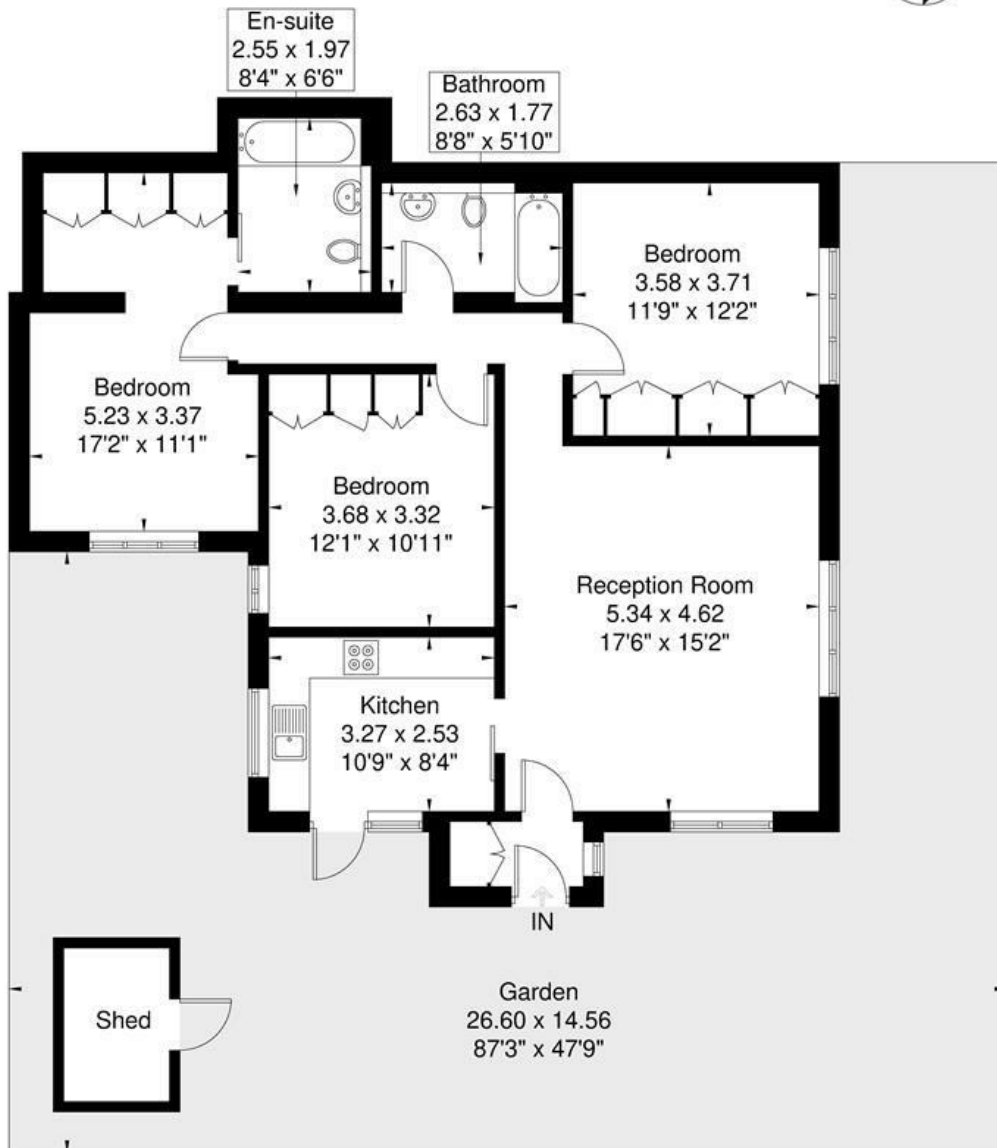
The property features three well-proportioned double bedrooms, a large reception room measuring an impressive 17'6 x 15'2, a separate kitchen, and two family-sized bathrooms. Additional benefits include off-street parking, a private garden ideal for family life and entertaining, a long lease, no onward chain, and potential to extend subject to the usual planning consents.

£760,000

- Period conversion
- Three double bedrooms
- Over 1000 sq foot.
- Long lease
- Massive private garden
- Off street parking
- Private entrance
- No chain
- Two bathrooms
- Short distance to Ealing Broadway & Ealing Common

# Hanger Lane

Approximate Gross Internal Area = 97.8 sq m / 1052 sq ft



**Ground Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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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>		
(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	

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