



## Drayton Road, W13

A beautifully presented, bright and airy one double bedroom Victorian garden flat, located on a leafy residential street. Just a stones throw from West Ealing Elizabeth Line station, the property is offered with a Share of Freehold and no onward chain.

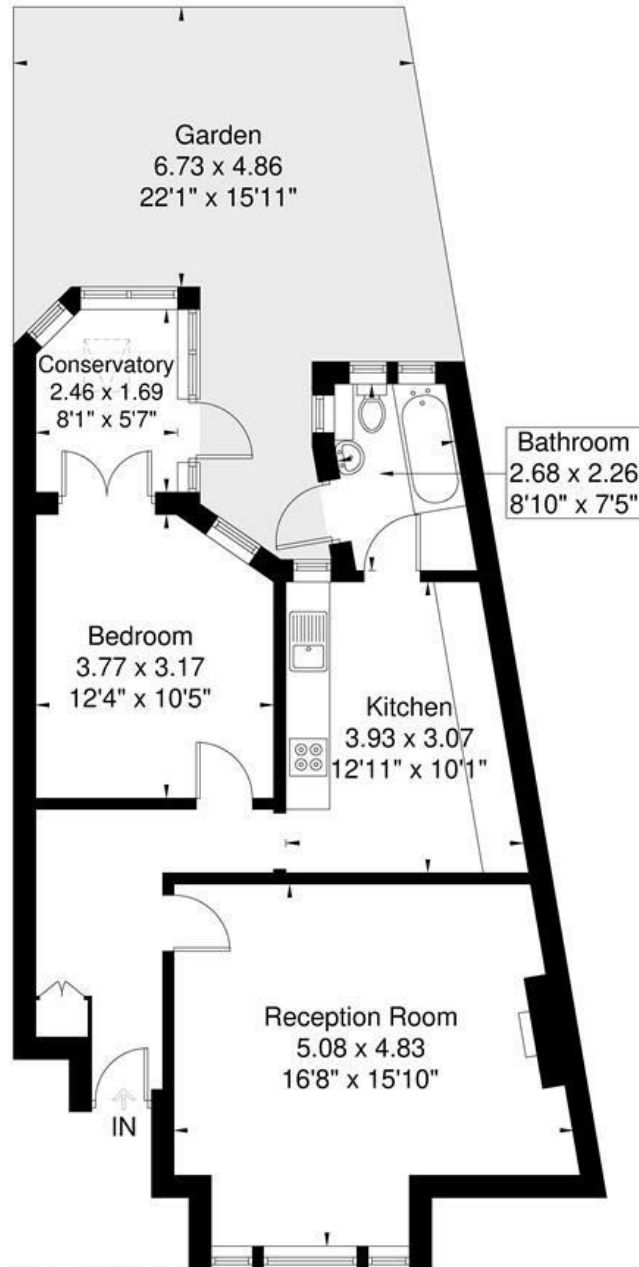
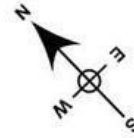
The property combines period details such as feature fireplaces and high ceilings with cornicing and ceiling roses, whilst boasting a modern kitchen, bathroom and new double glazed sash windows. There is a low maintenance private garden to the rear offering a quaint escape from the hustle and bustle of London life.

- One Double Bedroom
- Ground Floor Flat
- Period Features
- Short Walk to West Ealing Elizabeth Line
- Private Garden
- No Chain
- Share of Freehold
- Modern Kitchen and Bathroom

£425,000

# Drayton Road

Approximate Gross Internal Area = 65.6 sq m / 706 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	