



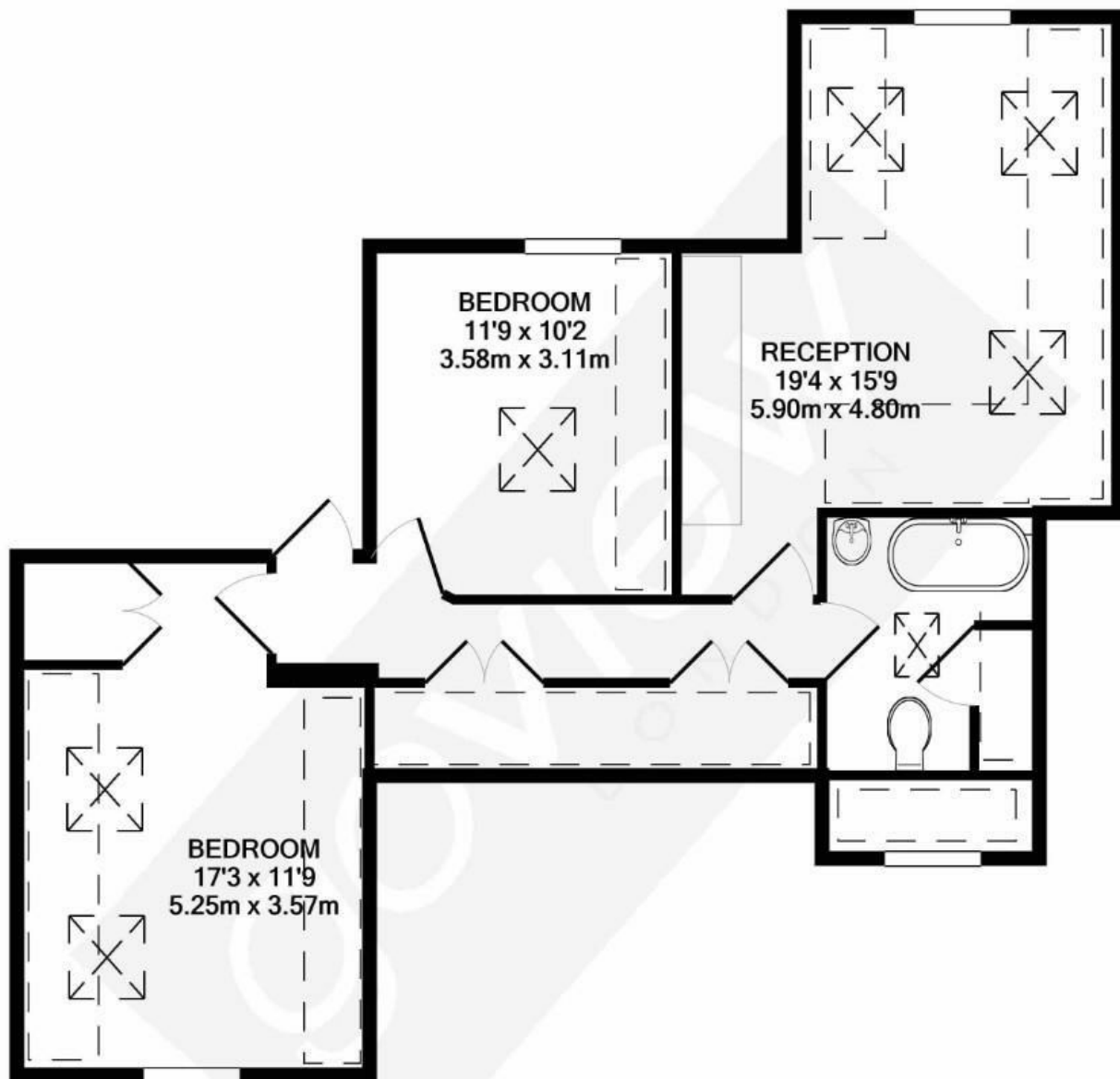
Gunnersbury Avenue, Ealing, W5

Offered to the market with no onward chain, this well presented top floor flat is ideally situated on the sought after Gunnersbury Avenue in Ealing.

The property comprises of two generously sized double bedrooms, a bright and spacious reception room, a fitted kitchen and a modern family bathroom. Positioned on the top floor, the flat benefits from an abundance of natural light and pleasant elevated views, creating a comfortable and inviting living environment.

- Two Double Bedrooms
- No Onward Chain
- Great Location
- Long Lease

Guide Price £399,950



TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 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) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	