



## Tring Avenue, London

Situated within the popular Ealcom Court development on Tring Avenue, this well proportioned two bedroom apartment offers comfortable living accommodation in a prime Ealing location and is offered to the market with no onward chain.

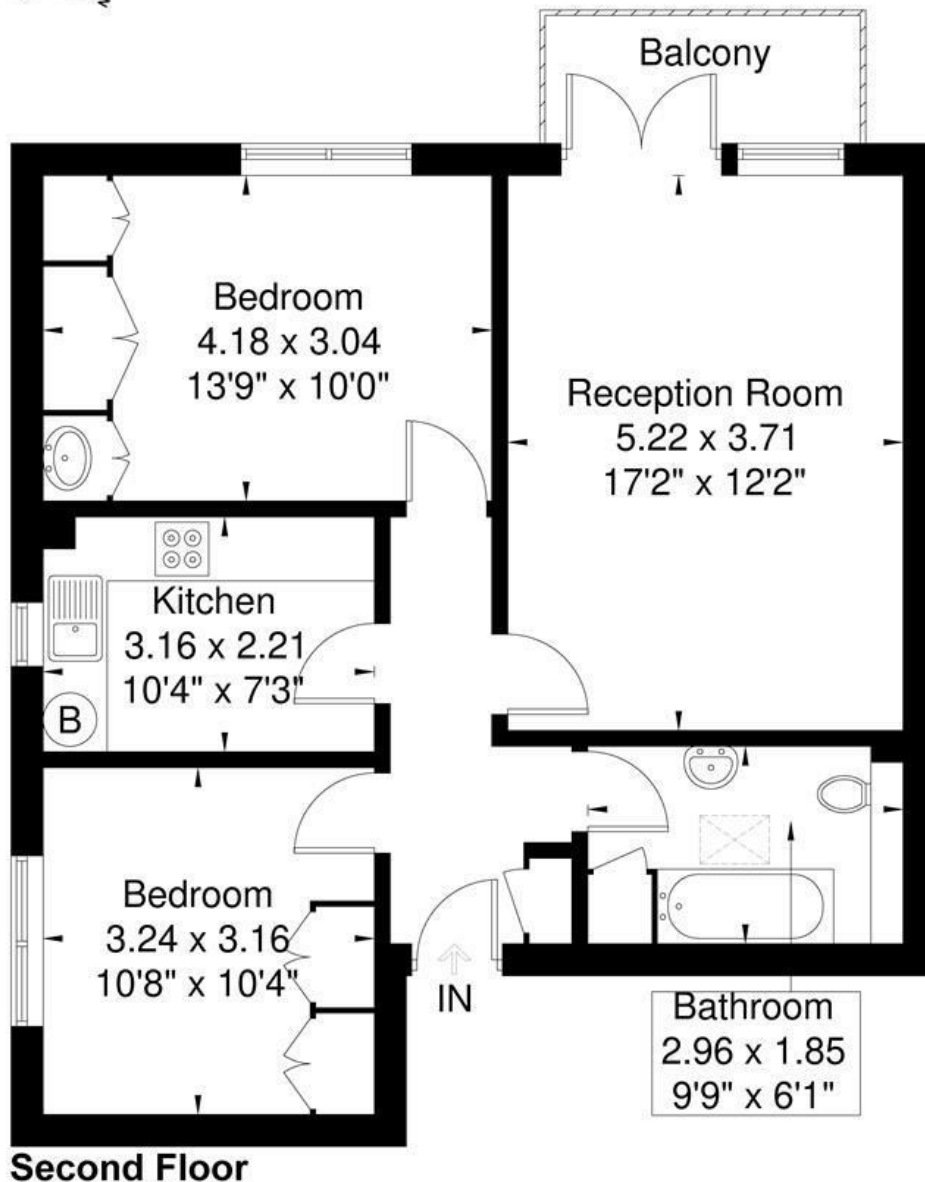
The property comprises two double bedrooms, a spacious reception room, a separate kitchen and a family bathroom, providing a practical layout ideal for first-time buyers, couples, downsizers or investors. The apartment offers excellent potential for a new owner to modernise and personalise to their own taste. Additional benefits include a private garage, west-facing balcony and communal gardens.

- Two Double Bedrooms
- West-Facing Balcony
- No Onward Chain
- Prime Location
- Great Transport Links
- Private Garage

£450,000

# Ealcom Court

Approximate Gross Internal Area = 64.1 sq m / 689 sq ft



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

© www.prerspective.co.uk

| 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>                            | 77                      | 77        |
| (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 |           |