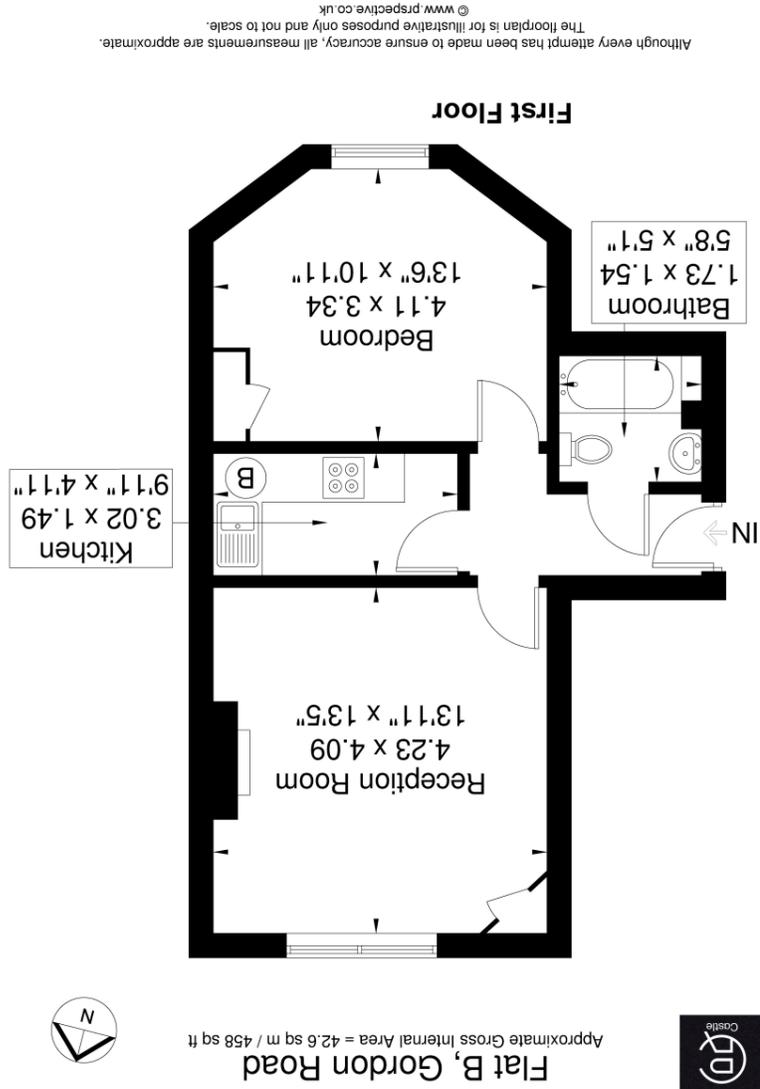


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	80



Flat B, 71 Gordon Road, Ealing, London. W5 2AL.

£375,000

Well presented one bedroom first floor apartment situated in a prime location. The property has been converted from this substantial Victorian detached house.

Gordon Road is one of Ealing's most convenient locations, offering excellent access to the high street and both Ealing Broadway and West Ealing stations (Elizabeth, Central, District, and GWR), providing direct connections to Paddington, Bond Street, Canary Wharf, Heathrow, Reading, and Oxford.

Situated adjacent to the Uxbridge Road the property benefits from a huge wealth of nearby shops, bars, restaurants, and gyms.

Reception

13' 11" x 13' 5" (4.24m x 4.09m) Rear aspect double glazed window, laminate floor, feature fireplace, radiator, fitted cupboard

Kitchen

9' 11" x 4' 11" (3.02m x 1.50m) Range of eye and base level units, single drainer sink, electric hob with oven under and extractor hood over, laminate floor, wall mounted boiler, extractor fan

Bedroom

13' 6" x 10' 11" (4.11m x 3.33m) Front aspect double glazed bay window, radiator, fitted cupboard, laminate floor

Bathroom,

Panel enclosed bath with shower, pedestal wash hand basin, low level WC, tiled walls

