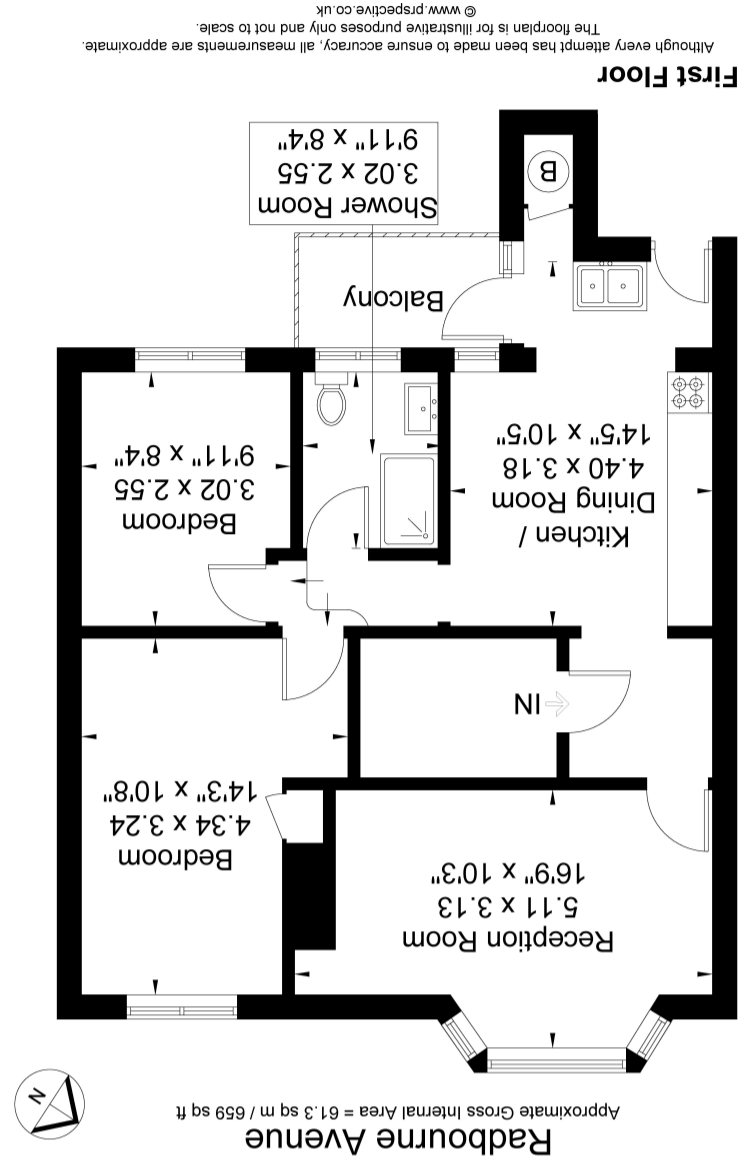


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential
	74
	59



16b Radbourne Avenue, Ealing, London. W5 4XD.

£425,000

Offered to the market with no onward chain. We are pleased to offer this bright and spacious two bedroom flat. The property comes with numerous benefits and consists of two double bedrooms, lounge, fitted bathroom and kitchen/breakfast room. There is also a balcony and a small rear garden.

Radbourne Ave sits amongst an abundance of independent cafes, bars, restaurants & shops available in the area. The wonderful green spaces of Blondin Park and Gunnersbury Park are also a short walk away.

Located between Northfields and South Ealing (Piccadilly Line) Stations as well as buses to the recently refurbished Ealing Broadway station now with Crossrail connections in addition to Central, District and overground services. The house is close to several parks including Lammas, Walpole, Blondin, Boston Manor and Gunnersbury Parks & within easy reach of local schools including Little Ealing Primary, Mount Carmel and the popular Ealing Fields High School.

Reception

16' 9" x 10' 3" (5.11m x 3.12m) Front aspect bay window, radiator, laminate floor

Kitchen / Diner

14' 5" x 10' 5" (4.39m x 3.17m) Rear aspect window and door to balcony and garden, range of eye and base level units with single drainer sink, plumbing and space for washing machine, gas cooker point, laminate floor, radiator

Bedroom 1

14' 3" x 10' 8" (4.34m x 3.25m) Front aspect window, radiator, fitted cupboard

Bedroom 2

9' 11" x 8' 4" (3.02m x 2.54m) Rear aspect window, radiator

