



2a Church Gardens, London. W5 4HH.



Nestled on the peaceful and sought-after cul de sac, this delightful ground floor one-bedroom garden flat offers a rare blend of period charm, private outdoor space, and superb connectivity — perfect for first-time buyers, downsizers or savvy investors.

Inside, the property boasts a well-proportioned rooms with high ceilings and large windows that flood the space with natural light. The double bedroom is quietly positioned to the rear, offering tranquil views over the garden. A separate, fully fitted kitchen and then reception with direct access onto the garden — ideal for summer entertaining or simply relaxing with a morning coffee. Additional features include a modern bathroom and elegant original features throughout. The flat is offered with a long lease of nearly a thousand years and low outgoings.

Its prime position in one of Ealing’s most desirable residential pockets. Combining a quiet, village-like feel with outstanding access to transport and local amenities, the location offers the best of both worlds. South Ealing Station (Piccadilly Line) is just a short stroll away, providing a direct route into central London and Heathrow. For even faster connections, Ealing Broadway is also within walking distance, offering the Elizabeth Line, Central Line, District Line and National Rail – putting the West End, City and beyond easily within reach.

**Reception Room**

11' 5" x 9' 3" (3.48m x 2.82m) Rear aspect window and doors to garden, radiator

**Kitchen / Diner**

13' 8" x 9' 11" (4.17m x 3.02m) Dual aspect windows, range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over

**Bedroom**

9' 7" x 9' 7" (2.92m x 2.92m) Side aspect double glazed bay window, radiator

**Shower Room**

Rear asepct double glazed window, shower , low level WC, pedestal wash hand basin, tiel d walls and floor

**Garden**

Patio area leading onto lawn with flower bed borders

