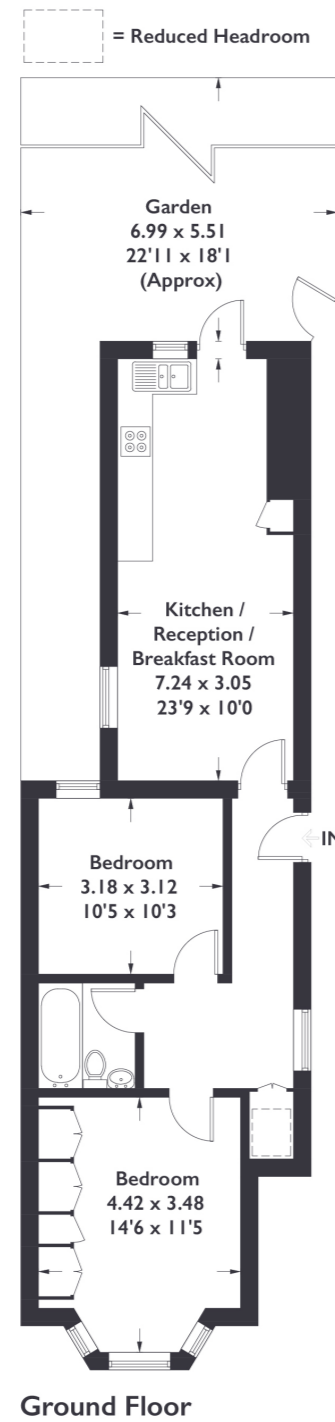


**Sydney Road, W13**

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft  
(Including Reduced Headroom)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**2 BEDROOM FLAT**

**Sydney Road, W13**  
**£560,000**

Located just a short walk from West Ealing station, offering the Elizabeth Line, this ground floor period apartment is presented to an excellent standard and features bright and neutral living spaces and a beautiful, well maintained private garden.

**FEATURES**

- Share Of Freehold
- Two Double Bedrooms
- Ground Floor Flat
- Well Maintained Garden
- Presented To A High Standard
- West Ealing Station Nearby
- Oaklands Primary Moments Away
- Elthorne Park High School Nearby
- Energy Rating: D



2 BEDROOM FLAT

## Sydney Road, W13

£560,000

Accessed via the private side entrance, the apartment welcomes you with a sense of space and light.

To the rear there is a beautiful open plan reception room and kitchen / diner allowing plenty of natural light with neutral decor. To the front there are two generously sized double bedrooms and a modern family bathroom. The property also boasts under stair storage, plus the potential to extend the width of the reception room and kitchen (subject to relevant planning permission). The sunny garden can be accessed through french doors to the rear with the added benefit of side access also.

Sydney Road is a quiet and leafy residential road located minutes from the shops and restaurants of Uxbridge Road. West Ealing Crossrail can be accessed within a 10 minute walk and further afield, the extensive shopping and dining amenities of Ealing Broadway are just a short bus ride away. Nearby schools include Oaklands Primary and the Ofsted Outstanding Elthorne Park High School.

