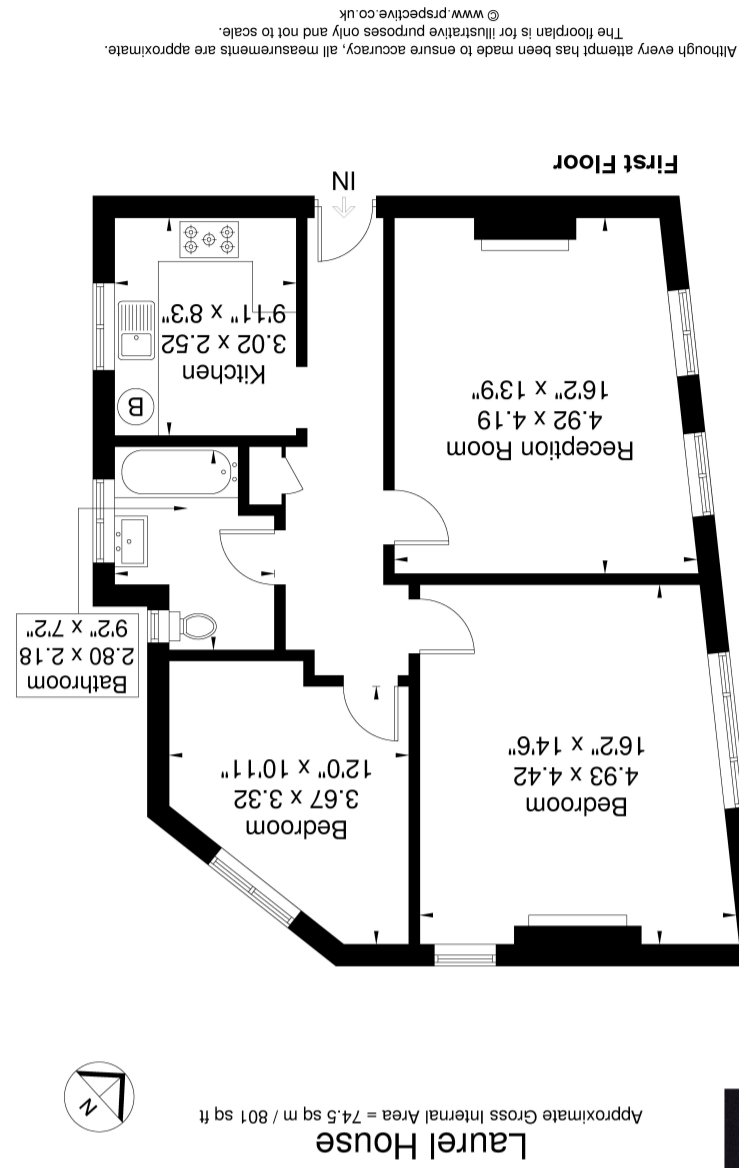


Energy Efficiency Rating	
Current	Potential
75	66
England, Scotland & Wales Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Flat 1, Laurel House Little Ealing Lane, LONDON. W5 4EG.

£450,000



At over 800sqft this two bedroom flat offers spacious living with the added benefit of being well presented and ready for the next owners to move in. Situated on the first floor the property is offered to the market with no chain and the added benefit of having recently a renewed lease of to over 170 years.

The property is superbly located in this sought after part of Northfields, and is adjacent to the highly regarded Little Ealing Primary and Mount Carmel Primary schools, whilst Ealing Fields High school is next door. Northfields Underground station is just a quarter of a mile away, giving fast Piccadilly line access into Central London and out to Heathrow Airport and the lovely boutique shops, cafes and coffee shops on Northfield Avenue are also within easy reach. The lovely parks of Blondin and Lammas and Ealing Broadway town centre is a pleasant walk or short bus hop away.

### Reception

16' 2" x 13' 9" (4.93m x 4.19m) Two front aspect double glazed windows, three radiators, laminate floor, feature fireplace with electric fire

### Kitchen

9' 11" x 8' 3" (3.02m x 2.51m) Rear aspect double glazed window, range of eye and base level modern units, one and half bowl sink, gas hob with oven under and extractor hood over, wall mounted boiler, tiled floor, tiled walls

### Bathroom

9' 2" x 7' 2" (2.79m x 2.18m) Two rear aspect double glazed windows, radiator, panel enclosed bath with shower, vanity wash hand basin, low level WC, tiled walls and floor, extractor fan

### Bedroom 1

16' 2" x 14' 6" (4.93m x 4.42m) Dual aspect double glazed windows, radiator, laminate floor, feature fireplace

### Bedroom 2

12' 0" x 10' 11" (3.66m x 3.33m) Side aspect double glazed window, radiator, laminate floor

