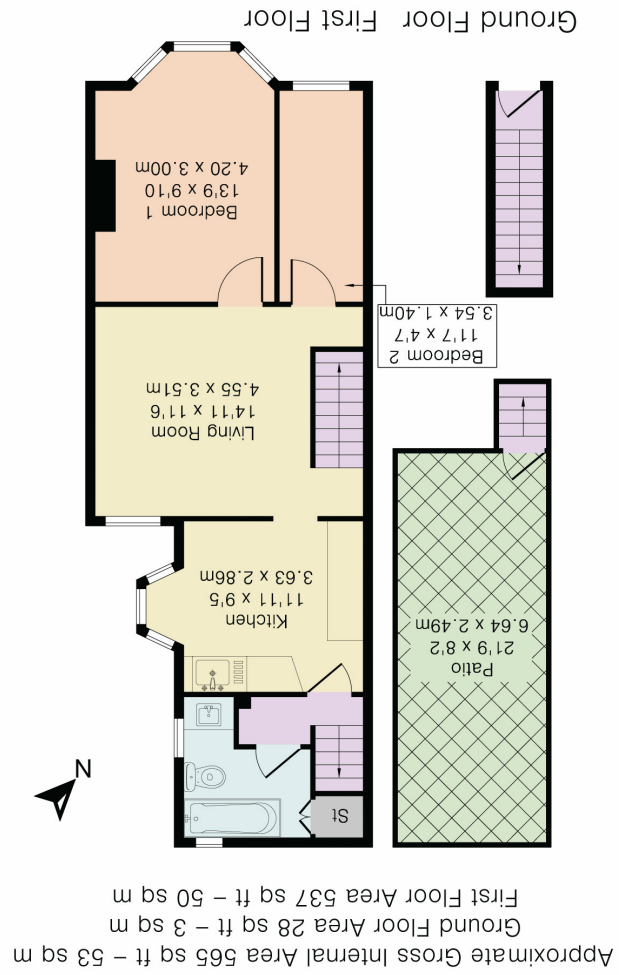




Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN



21a Shirley Gardens, London. W7 3PT.

£350,000



In need of updating throughout, this first floor converted flat still comes with a host of benefits including being offered to with market with no onward chain and a share of the freehold. The property is located on a quiet cul-de-sac location close to both West Ealing and Hanwell Broadway with their multiple cafe's, restaurants and transport links including the Elizabeth Line stations.

The property currently consists of two bedrooms (one single, one double) lounge, kitchen/diner, bathroom and a private rear garden with direct access.

#### Lounge

14' 11" x 11' 6" (4.55m x 3.51m) Rear aspect window, radiator, laminate floor, stairs leading down to ground floor, loft access

#### Kitchen/Diner

11' 11" x 9' 5" (3.63m x 2.87m) Side aspect bay window, basic eye and base units with single drainer sink and gas hob, radiator

#### Bedroom 1

13' 9" x 9' 10" (4.19m x 3.00m) Front aspect bay window, radiator, laminate floor

#### Bedroom 2

11' 7" x 4' 7" (3.53m x 1.40m) Front aspect window

#### Bathroom

Rear aspect frosted window, panel enclosed bath, low level WC, pedestal wash hand basin

#### Garden

South facing, paved. Direct access from flat

