

**Felix Road, W13**  
Approximate Gross Internal Area = 73.1 sq m / 787 sq ft  
(Including Eaves / 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.  
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**2 BEDROOM FLAT**

**Felix Road, W13**  
**£420,000**

This elegant flat is arranged over two floors in an Edwardian house moments from West Ealing Crossrail station and has been designed with a keen eye for detail.

It has been recently refurbished to an exacting standard.

**FEATURES**

- Open Plan Living
- Newly Refurbished
- 2 Double Bedrooms
- 2 Bathrooms
- Close to West Ealing Crossrail
- No Onward Chain
- Share Of Freehold



2 BEDROOM FLAT

## Felix Road, W13

£420,000

Entering into a bright hall with steps leading to the first floor landing, you will find the first double bedroom with dual aspect windows and high ceilings.

The bathroom next door, has been beautifully refurbished with a walk in shower and mosaic floor tiles, giving it a luxury feel. At the end of the hallway you will find the immaculate kitchen which has fully fitted marble effect worktops, an induction hob and chrome finishings to compliment the grey cabinets. On the top floor, there is the master bedroom, flooded with light from the large windows. This room is complimented by an en suite which mirrors the design of the first. Benefitting from no onward chain and share of freehold, early viewing is recommended.

