

England, Scotland & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	

Energy Efficiency Rating

71
75

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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4 Highview Road, London. W13 0HB.

£440,000

Set within an attractive period terrace, this bright and well-presented ground floor one-bedroom apartment offers a smart, modern finish, generous proportions and the real rarity for the area — a large private rear garden.

From the moment you step inside, the layout feels practical and spacious. To the front, the reception room is a fantastic everyday living space with a wide bay window that pulls in plenty of natural light. There's ample room for both a lounge area and a proper dining set-up, making it ideal for entertaining, working from home or simply having a comfortable living space that doesn't feel compromised. To the rear is a stylish galley-style kitchen finished in contemporary grey units with sleek worktops and a modern splashback, complemented by wood-effect flooring. The kitchen is well planned with excellent storage and preparation space, and it leads directly out to the garden — perfect for summer hosting, morning coffees, or easy indoor/outdoor living. The double bedroom is quietly positioned and offers good floor space, finished in neutral tones and with the added benefit of a modern en-suite shower room. The en-suite is finished with full-height tiling, a walk-in style shower enclosure and contemporary vanity storage — clean, smart and ready to go.

The standout feature is the private rear garden, measuring approximately 31'7" x 19'7" (9.62m x 5.96m) — a brilliant size for West Ealing. There's also useful additional storage via two garden sheds, ideal for bikes, tools, seasonal items or hobby gear.

Highview Road sits in a popular West Ealing pocket, well placed for everyday convenience and excellent commuter links. West Ealing Station (Elizabeth line) is within easy reach, offering fast, direct connections across London including Paddington, Bond Street, Tottenham Court Road and Canary Wharf, making this a superb option for professionals. You're also well positioned for the amenities of West Ealing and nearby Ealing Broadway, with a great mix of cafés, shops, gyms and restaurants close by. Parks & Green Space For outdoor time, the area is well served by greenery — with several well-regarded parks within easy reach, including Walpole Park, Lammas Park, and larger open spaces along the Brent River Park for longer walks and weekend downtime.

Reception

4.71m x 3.89m (15'5" x 12'9")

Kitchen

3.93m x 2.51m (12'11" x 8'3")

Bedroom

3.82m x 3.19m (12'6" x 10'6")

Bathroom

2.03m x 1.89m (6'8" x 6'2")

Garden

9.62m x 5.96m (31'7" x 19'7")

