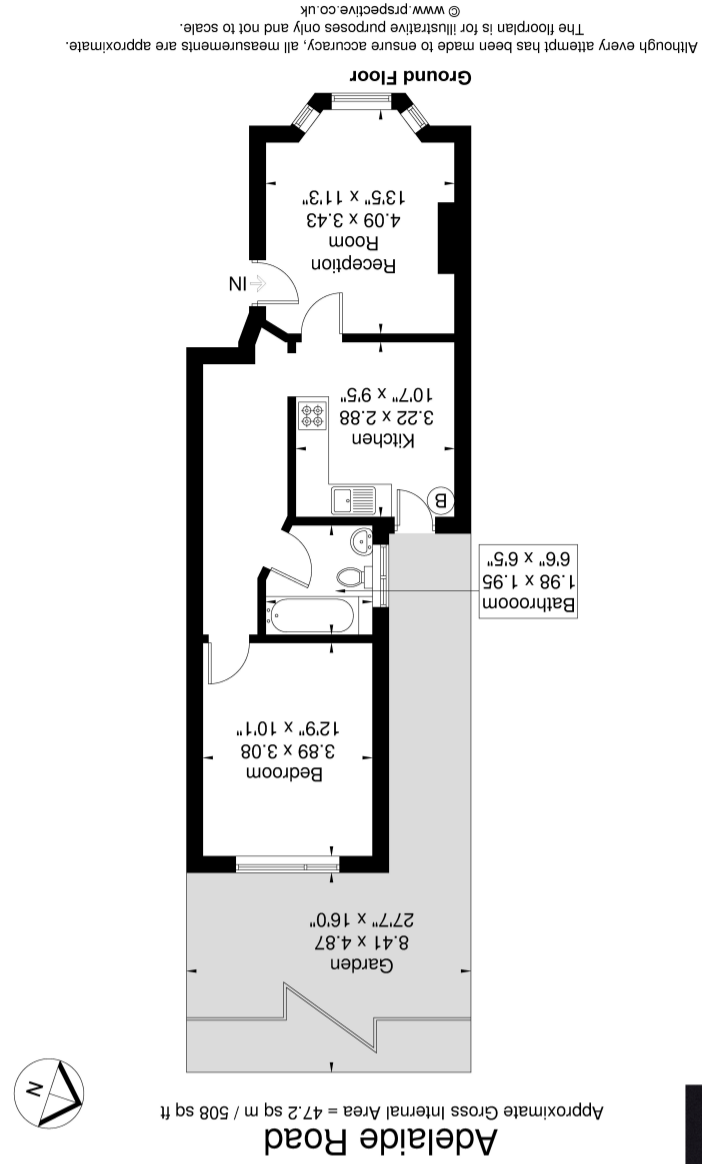


Energy Efficiency Rating	
Current	Potential
77	66
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



25 Ground Floor, Adelaide Road, LONDON. W13 9ED.
 £425,000

Ground floor Victorian conversion with the benefit of use of the whole rear garden. The property offers spacious accommodation which consists of a bright double bedroom, reception, bathroom and a sizable kitchen.

Located on a quiet and residential road, within a stones throw of a plethora of supermarkets, shops and restaurants of West Ealing and Northfields Tube and West Ealing BR (Elizabeth Line) just a short stroll away. Other benefits include double glazing and gas central heating and a long lease of 999 years. .

Bathroom

1.98m x 1.95m (6' 6" x 6' 5") Side aspect window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, part tiled walls

Bedroom

3.89m x 3.08m (12' 9" x 10' 1") Large rear aspect double glazed windows, carpet flooring, radiator.

Kitchen

3.22m x 2.88m (10' 7" x 9' 5") Access to garden, range of eye and base level units with gas hob and oven and extractor hood over, plumbing for washing machine and dishwasher, wall mounted boiler.

Reception

4.09m x 3.43m (13' 5" x 11' 3") Front aspect double glazed into bay windows, radiator, carpet flooring

