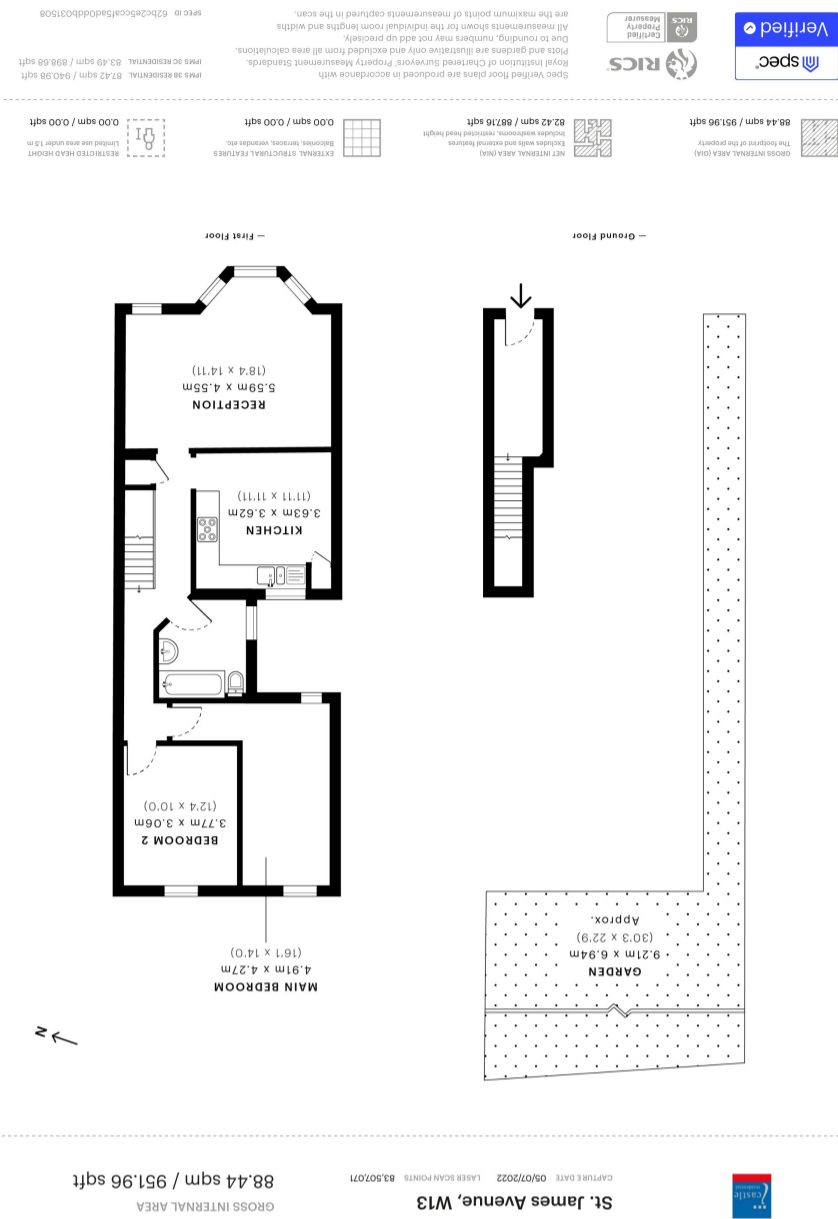


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
 England, Scotland & Wales







Rarely offered to the market is a first floor maisonette of this size. Situated on a tree lined avenue a short stroll to West Ealing Broadway with various shops (including both Sainsbury's and Waitrose food-stores) and regular, speedy bus services into Ealing Town centre. Northfield's Avenue is also within easy walking distance, with its shops, cafe bars, restaurants and Piccadilly Line tube Station (Elizabeth Line.) The property itself comprises of two comfortable double bedrooms, kitchen/breakfast room and a large lounge of over 18'. Outside there is a parking space to the front and to the rear is a sizeable private rear garden. Other benefits include a share of the freehold and the potential to extend subject to usual permissions.

### Kitchen/Breakfast Room

11' 10" x 11' 10" (3.61m x 3.61m) Rear aspect double glazed window, range of eye and base level modern units with 5 ring gas hob with oven under and extractor hood over, stainless steel single drainer one and half bowl sink, plumbing and spacer for washing machine, wall mounted boiler, glass splash back, spot lights



### Bathroom

Side aspect double glazed window, modern white suite consisting of panel enclosed bath with shower, low level WC, pedestal wash hand basin, tiled floor, spot lights

### Bedroom 1

12' 3" x 10' (3.73m x 3.05m) Rear aspect double glazed window, radiator, spot lights

### Bedroom 2

16' 9" x 7' 9" (5.11m x 2.36m) Dual aspect double glazed windows, radiator, spot lights

### Reception

18' 4" x 15' 2" (5.59m x 4.62m) Two front aspect double glazed windows one into a large bay, two radiators, wood floor, spot lights

### Garden

West facing private garden with shingled area, decked area with seated planters

