



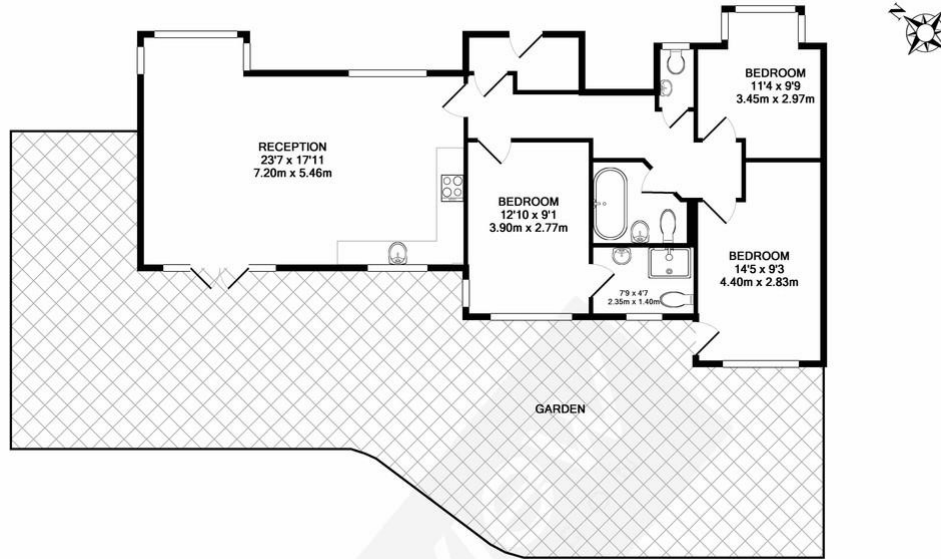
## Denbigh Road | Ealing | W13

£1,250,000

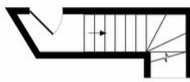
A detached property, under one freehold title but currently arranged informally as two flats, which offers a wealth of possibilities and will be of interest to home owners looking to create a bespoke property in one of Ealing's most sought after locations.

Located in a prime residential area, you are walking distance to Ealing Broadway with its town centre appeal and also West Ealing station. Both stations are appointed 'Crossrail' stations from 2019.

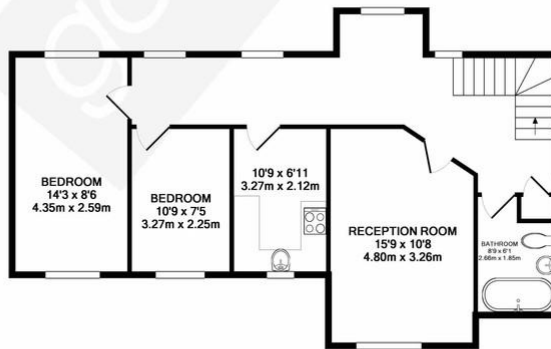
- DETACHED
- CURRENTLY TWO FLATS
- ONE FREEHOLD TITLE
- LARGE RESIDENCE
- PRIME LOCATION



GROUND FLOOR  
APPROX. FLOOR  
AREA 898 SQ.FT.  
(83.5 SQ.M.)



1ST FLOOR ENTRY  
APPROX. FLOOR  
AREA 44 SQ.FT.  
(4.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1669 SQ.FT. (155.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements