



A fabulous one bedroom ground floor garden flat forming part of this attractive period property on the Bedford Park border. The neutrally and recently re-refurbished accommodation comprises a modern fitted kitchen, contemporary bathroom, a charming front reception room with large bay window and one bedroom with access to the beautiful private rear garden. The property retains period features including high ceilings with original style detailing and has been complimented with bespoke shelving. Graham Road is just a short walk away from the open spaces of Southfield Park, Wendell Park and Ravenscourt Park. Close by are the amenities of Acton Green where one can find local favourites such as the Duke of Sussex and Le Vacherin. David Lloyd health club with gym and outdoor pool and Hartswood Tennis club are also in close proximity. The property is superbly positioned for transport connections and is within walking distance of Turnham Green and Chiswick Park Stations. Council tax band C.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Ealing
Internal area:	501 sq. m. / 46.63 sq. m.
Available from:	Immediately

