



## King Edwards Gardens, W3

A newly converted apartment spanning over 1060 sq. ft in lateral space, spread across the ground floor of this period imposing residence nestled in on this sought-after location in the heart of Ealing Common.

Part of the 'new conversion' breed of apartments that showcase designer style living behind grand period façade, this particular apartment boasts a large private garden as well as a separate studio/home office.

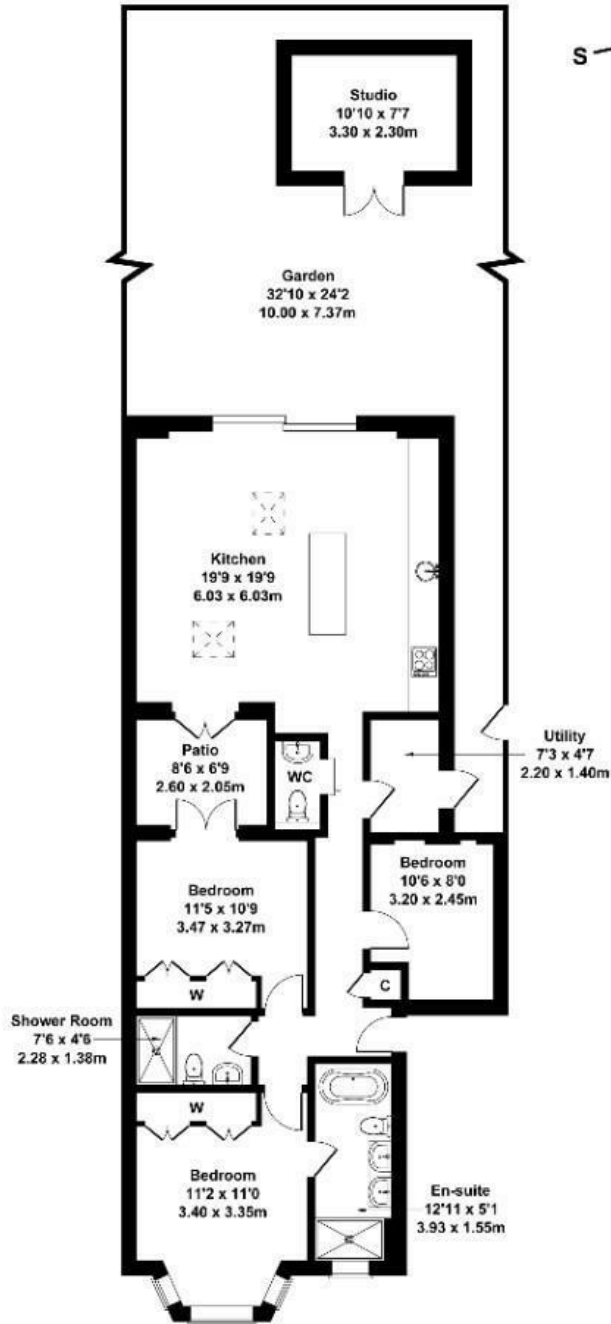
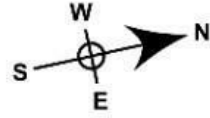
AEG appliances - Underfloor Heating - Air Conditioning - Carrara Stone Worktops - CAT 6 Cabling to all rooms - Bespoke Built in Wardrobes - 10 Year Structural Warranty - 999 Year Lease - Share of Freehold - Car parking Permits Assigned.

- Three bedroom ground floor garden flat
- Two bathrooms one en-suite
- 1,163 sq. ft
- Private garden and internal courtyard
- New conversion
- Air conditioning
- Luxury kitchen and bathrooms
- 999 year lease and share of freehold - CPZ parking permits

£950,000

# King Edwards Gardens

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	