



HELLIWELL & CO
ESTATE AGENTS

Clayponds Gardens, Ealing W5
Guide Price £375,000





 2 Bedrooms |  1 Reception |  1 Bathroom |  EPC Current C

Helliwell & Co are proud to present this well presented and spacious two-bedroom apartment, situated in a well-maintained building and sought after location, ideally placed within close proximity to a selection of shops, amenities and public transport links, as well as the leafy and regal green spaces of Gunnersbury Park and Kew Gardens. Offered to the market with no onward chain.

Available with lift access, this fourth floor flat offers an excellent opportunity for first-time buyers and investor landlords alike, as well as buyers who are looking to downsize.

Entering through the hallway, which benefits from two generously sized built-in storage units, you are greeted to your left by a large reception awash with natural light, and a commanding view on its own private balcony. Following the hallway towards the rear of the property you will find the two large double bedrooms – one which enjoys its own built-in cupboard – and a large family bathroom with a bathtub and shower. To the right of the entrance is a well-lit kitchen, which benefits from a generously sized worktop and a separate kitchen sink with ample space, as well as a beautiful view of the communal gardens.

Further benefits include residential off-street parking, a private shed ideal for bike storage, and communal grounds with a play area for children.

Claypond Gardens is ideally placed for access to South Ealing Station (Piccadilly line) and various bus links as well as access to the A4/M4 for motorists. The property further benefits from a range of local shops, cafes, pubs and restaurants within the vicinity along with green open spaces of Blondin, Lammas and Walpole parks.

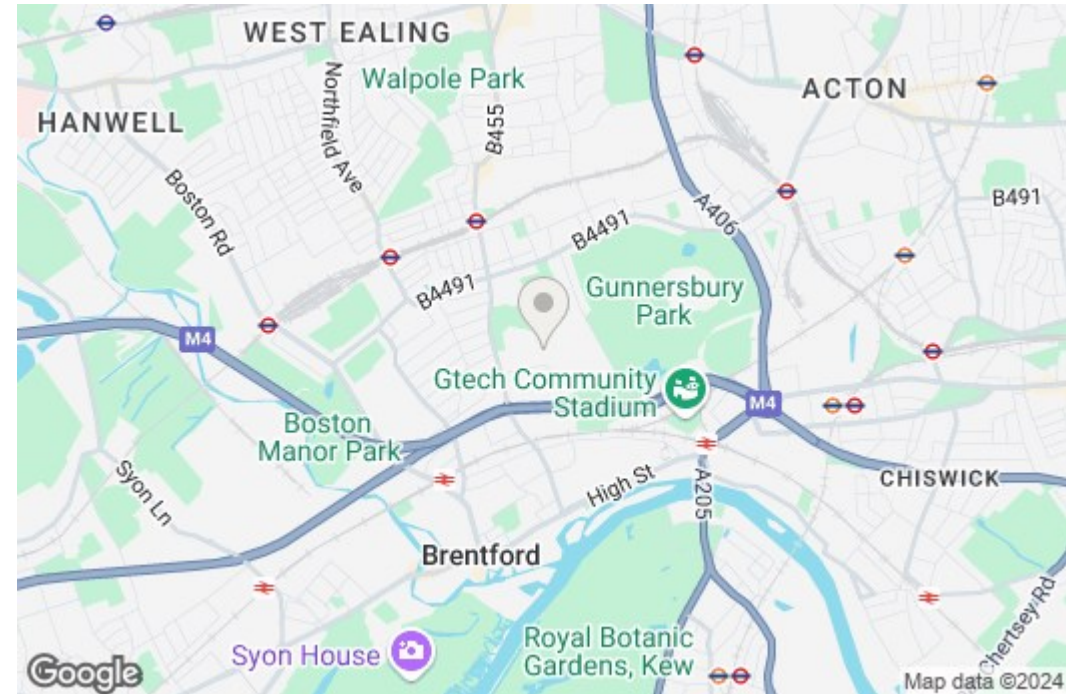
- Purpose Built
- Two Double Bedrooms
- Circa 728sqft
- No Onward Chain
- Private Balcony
- Off Street Parking
- Tenure: Leasehold (174 years remaining)
- Service Charge: £1,100.00pa
- Ground Rent: £0.00
- Council Tax Band: B

CLAYPONDS GARDENS, LONDON, W5

TOTAL AREA: APPROX. 67.7 SQ. METRES (728.5 SQ. FEET)



Fourth Floor



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards