







 3 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current D

Situated in a popular residential location, this ground floor garden flat which has been beautifully refurbished throughout, offers mass amounts of natural light and space and measures over 900sq.ft. The property has a large open plan living area with a kitchen featuring AEG integrated appliances and attractive wooden flooring, three newly carpeted double bedrooms, each with their own private en suite shower rooms and a well maintained patio garden. Further benefits include ample storage space, permit parking, double glazed windows, gas central heating and additional side access to the garden.

Lancing Road is ideally located for access to West Ealing (mainline and future Crossrail) station, as well as numerous local shops, cafes and restaurants that the area has to offer, including the popular Waitrose supermarket. There are multiple bus routes into Ealing Broadway where you can benefit from the tube station (Central and District lines, mainline and future Crossrail) and bustling shopping centre.

- Newly Refurbished
- Attractive Wooden Flooring
- Well Maintained Patio Garden
- Holding Deposit (1 weeks rent): £600.00
- Council Tax Band D
- Bright and Spacious Throughout
- Three Double Bedrooms
- Additional Side Access
- Security Deposit (5 weeks rent): £3,000.00
- Long Let (12-24 months+)

LANCING ROAD
Approximate Gross Internal Area 917 sq ft / 85.2 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 917 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
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