



HANGER GREEN, EALING, LONDON, W5  
Guide Price: **£375,000**







## About the property

A captivating two-bedroom apartment, located on the desirable Hanger Green in W5. This impressive property is a perfect match for investors, first-time buyers, and small families looking for a slice of London life with all the comforts of home.

Sprawling over 722 square feet, this apartment boasts an excellent condition throughout, ensuring a hassle-free move for the lucky new owners. The interior is a harmonious blend of modern convenience and classic charm, creating a welcoming atmosphere that's hard to resist.

Nestled within the prestigious Hanger Hill Estate, this property promises not only a tranquil residential experience but also superb transport links. With both Piccadilly and Central Lines mere moments away, the buzz of central London is within easy reach. Additionally, Ealing Broadway offers Central, District & Elizabeth Lines, as well as an array of shopping and entertainment options. For those who prefer driving, this location offers excellent motor routes in and out of the city.



### Key features

- Fantastic Two-Bedroom Apartment
- Superb Transport Links
- Over 700 Sq Ft
- Prestigious Hanger Hill Estate
- Excellent Condition Throughout
- Abundance of Local Amenities
- Surrounded by Wonderful Parks
- Some Images Include Virtual Staging

### Material information

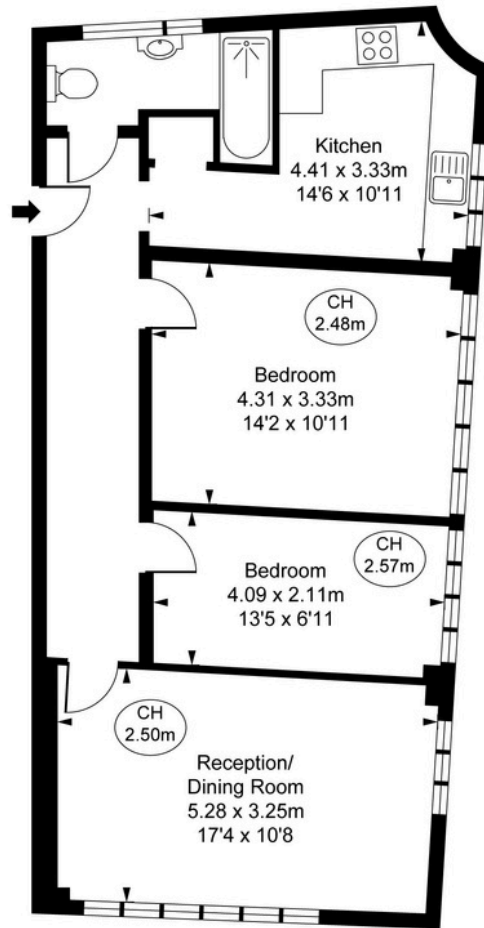
- Tenure - Leasehold
- Council Tax - **Band C**
- Guide Price - **£375,000**
- Lease Years Remaining - **182 years**
- Service Charge - **£1500 yearly**
- Ground Rent - **£150 yearly**



**PAUL LESLIE**

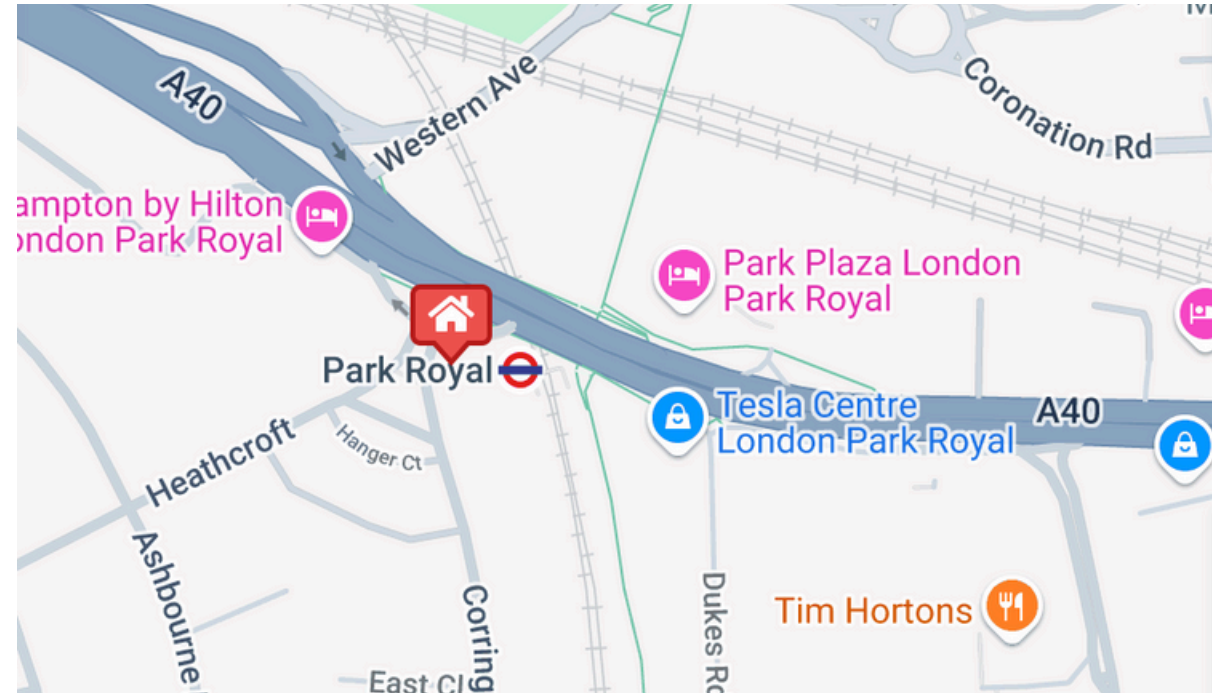
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Hanger Green, W5  
Approximate Gross Internal Area  
67.04 sq m / 722 sq ft  
( CH = Ceiling Heights )



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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**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>		
(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		
	56	77

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	49	78