



**Canberra Road, W13**

**£2,100 Per Month**

This well-presented two-bedroom apartment is situated on the second floor of an attractive house conversion in the heart of West Ealing. Recently refurbished throughout, it offers a spacious open-plan kitchen and living area, two well-proportioned double bedrooms and a modern fitted bathroom.

The property benefits from private balconies to both the front and rear, providing useful outdoor space and excellent natural light. A secure entry system adds an extra level of privacy and security.

Ideally located, the apartment is within easy reach of West Ealing and Ealing Broadway stations, offering quick and convenient links into central London. A smart, refurbished home in a highly convenient setting.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
<b>(11-15) A</b>		<b>(10-14) A</b>	
<b>(16-20) B</b>		<b>(15-19) B</b>	
<b>(21-25) C</b>		<b>(20-24) C</b>	
<b>(26-30) D</b>		<b>(25-29) D</b>	
<b>(31-35) E</b>		<b>(30-34) E</b>	
<b>(36-40) F</b>		<b>(35-39) F</b>	
<b>(41-45) G</b>		<b>(40-45) G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	2008/11/EC	England & Wales	2008/11/EC