



To Let

22 Mattock Lane | | W5

Flat

£2,200 PCM | Unfurnished

1 Reception | 2 Bedroom | 1 Bathroom

- Period features throughout
- Heart of Ealing
- Opposite Walpole Park
- Unfurnished
- Very Spacious
- Close to Ealing Broadway
- Close to Transport & Local Amenities

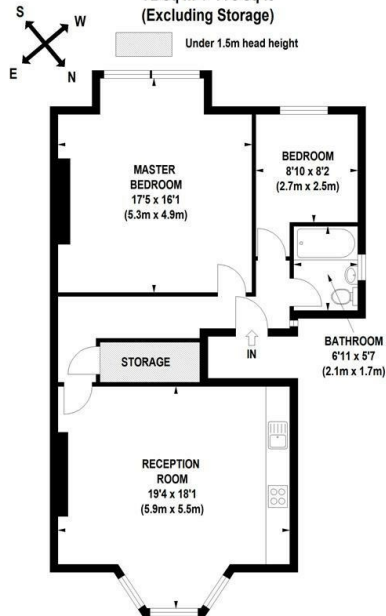
FREEDOM TO MOVE





Mattock Lane, W5

Approximate gross internal area
72 sq m / 775 sq ft
(Excluding Storage)



RAISED GROUND FLOOR

Floor Plan produced for Martin & Co by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

We are proud to present to the market this wonderfully spacious two bedroom flat on Mattock Lane in the heart of Ealing Broadway.

The flat benefits from having a well appointed, open plan living room with original fire place, two bedrooms- with one being particularly sizable. Further benefits and features include:

- *Well equipped kitchen
- *Large, park facing bay window
- *Period features throughout
- *Modern bathroom

Viewings highly recommended. Please call 0208 579 9191 to view.

Local Train/Tube Stations include South Ealing/Ealing Broadway/West Ealing

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks

11 Albany Parade High Street, Brentford,
London, TW8 0JW

T: 0208 568 2342

E: brentford@hawksproperty.com

