

Garden Cottage  
Madeley Road

Ealing



HUNTMORE  
— HOMES —

# Garden Cottage Madeley Road

£1,150,000

Freehold

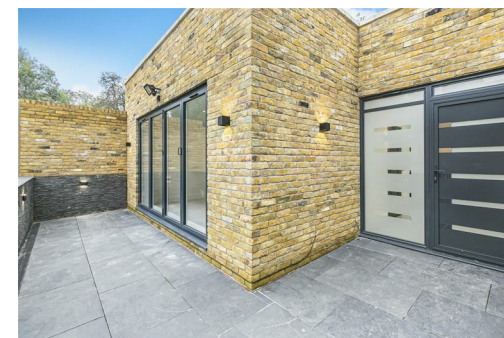
STAMP DUTY SAVING AVAILABLE ON THIS PURCHASE

An ideal opportunity to purchase a detached, freehold, bespoke two bedroom, two bathroom property in the heart of Ealing Broadway.

The property benefits from private gated entrance, private garden, fully integrated kitchen with BOSCH appliances, quartz gold leaf effect work surfaces, made to measure built in wardrobes in both bedrooms, double glazed bi-folding doors throughout the property. Outside there is a Brazilian slate walkway and patio area with raised lawn area. security lighting throughout and along the walkway.

The property is currently let on an assured shorthold tenancy agreement producing £45,600 p.a. gross but can be sold with vacant possession if required. Further planning drawings have been produced to add an additional floor to the property but have not yet been submitted to the local authority for approval.

Call now to view to fully appreciate all this property has to offer.



**Approximate Gross Internal Area 1035 sq ft - 96 sq m**



Ground Floor

Local Authority

Ealing

Council Tax Band

New Build

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 92        |
| (81-91) <b>B</b>                            | 81                      |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ealing

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### Contact

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