



## Somerset Road, Ealing

- 3 bedroom New build
- 999 year lease
- Selection of 17 Apartments
- 1, 2, and 3 bedrooms
- Parking & Private Terrace
- Estimated Completion Q1 2024
- Close to West Ealing & North Ealing Train Station
- New Homes
- Underfloor heating
- Communal gardens

**Asking Price £937,837**

**Tenure: Leasehold**

**HUNTERS®**

HERE TO GET *you* THERE

# Somerset Road, Ealing

## DESCRIPTION

NEW HOMES - OFF PLAN - TAKING RESERVATIONS

EALING! 3 BED, 1 BATH LOWER GROUND FLOOR APARTMENT WITH PRIVATE TERRACE & PARKING

Hunters Brentford are delighted to introduce a remarkable new development nestled in the heart of West Ealing, situated moments away from Walpole Park, these exceptional properties offer a serene escape from the hustle and bustle of the city, while providing easy access to all the amenities you desire. All apartments come with access to communal gardens.

17 Apartments

6 x 1 bed starting from £499,000

8 x 2 bed starting from £605,000

3 x 3 bed starting from £919,000

Features include:

- Wood floors
- Marble countertops
- Floor-to-ceiling windows
- Integrated LED lighting
- Underfloor heating

West Ealing & North Ealing Station are only a 10-minute walk away, commuting has never been easier. Both stations, conveniently located on the Elizabeth line, allows for a swift 8-minute journey to central London, making it a perfect choice for professionals and city dwellers alike. Additionally, the Elizabeth line provides a seamless connection to Heathrow Airport in just 10 minutes, making international travel a breeze. District, Central & Piccadilly underground services are also easily accessible.



The development itself boasts a harmonious pair of buildings, each consisting of four floors. Offering a range of options to suit your needs, you'll find thoughtfully designed units with 1, 2, and 3 bedrooms, as well as luxurious 3-bedroom duplexes. The spacious and well-appointed interiors provide a modern and comfortable living environment, catering to your every desire.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Brentford Office on 0208 568 2929 if you wish to arrange a viewing appointment for this property or require further information.

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