



14 Albany Road, Ealing

- 'Hybrid' studio/1 bedroom apartment
- Furnished or Unfurnished
- Recently converted
- High specification
- Sought after residential location

- 0.2 of a mile from Cross Rail station
- 0.8 of a mile from Ealing Broadway
- Brand newly converted
- Integrated Bosch appliances

Asking Price £375,000

Tenure: Leasehold

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HERE TO GET *you* THERE

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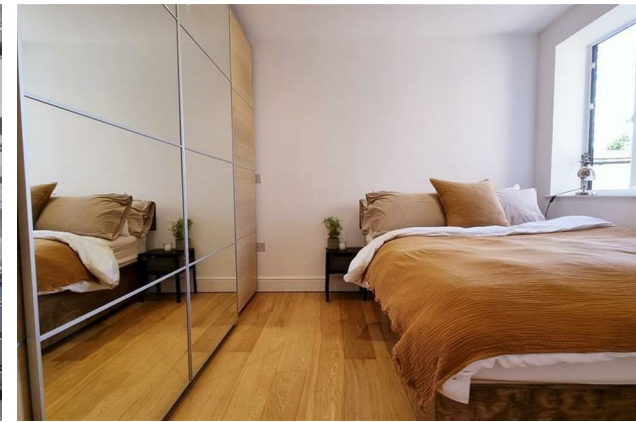
DESCRIPTION

Ready to move into, is this superb and recently converted 'hybrid' one bedroom/studio apartment, situated in this attractive period building perfectly positioned for Ealing Broadway and moments from West Ealing station for the excellent Cross Rail service.

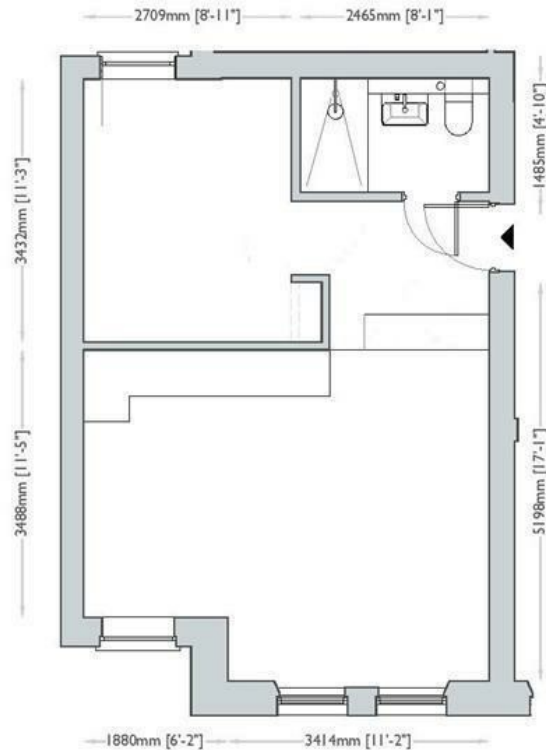
Designed as a one bedroom apartment, but officially classed as a studio, this beautiful property is 430 sq ft and is brought to the market on a furnished or unfurnished basis and is designed to the highest specification throughout.

Accommodation comprises a large open plan lounge/kitchen/diner with integrated Bosch appliances, a separate bedroom area with a rear window (with room for a double bed and wardrobes) and a stunning shower room. Further benefits include gas central heating and double glazed sash windows.

Albany Road is located in a highly sought after part of Ealing known as St Stephens, only 0.8 of a mile walk back to Ealing Broadway's shops, restaurants and station (Cross Rail, mainline into Paddington, underground District & Central lines and Heathrow Connect) and just 0.2 of a mile to West Ealing station with Cross Rail and mainline into Paddington).



14 ALBANY ROAD



FIRST FLOOR

FLAT 3 - LAYOUT PLAN (GIA = 39.98 SQM / 430 SFT)

Council Tax:

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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