



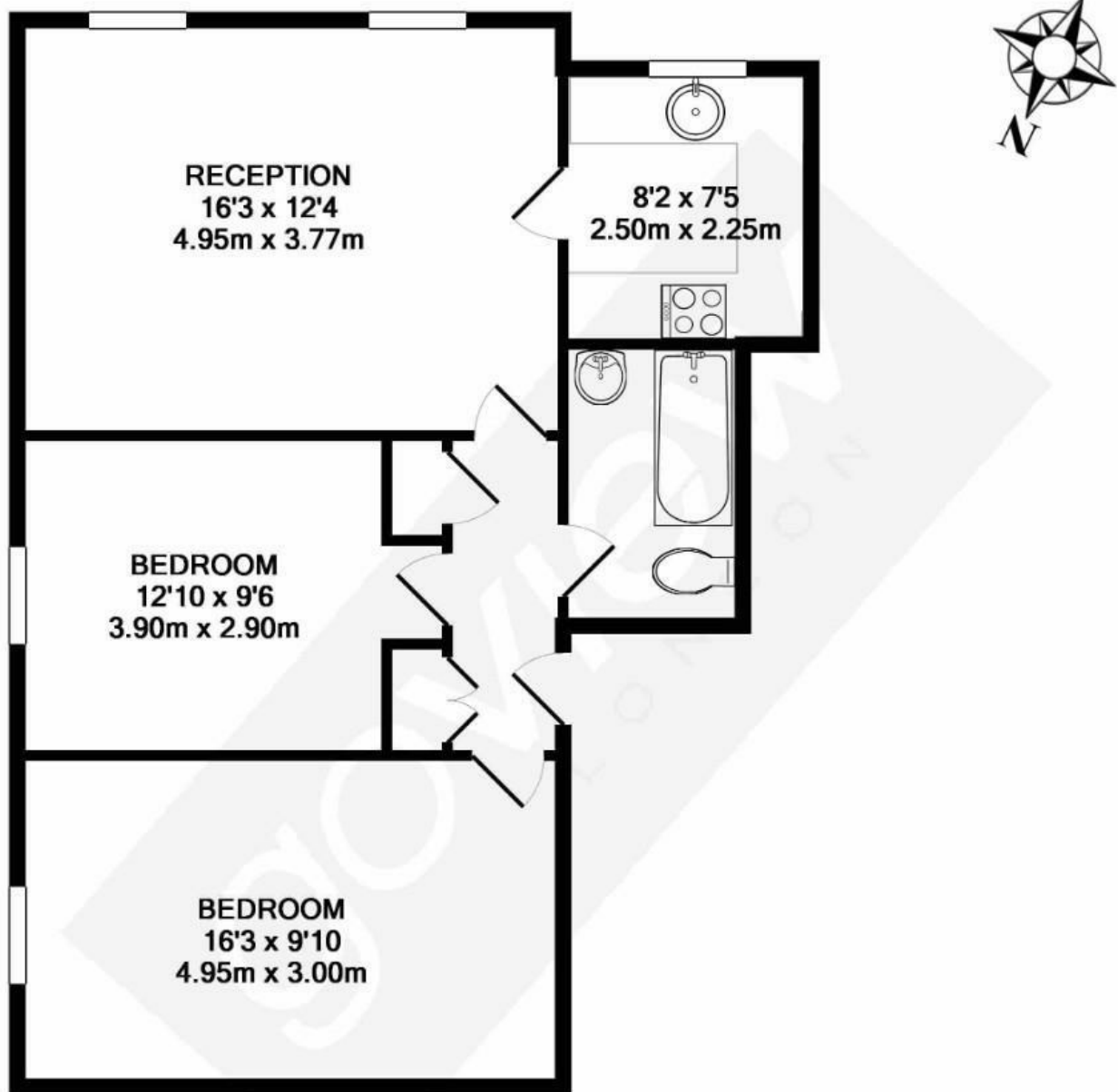
Mattock Lane, W5

A large top floor, two-bedroom apartment with southerly views over Walpole Park, positioned in on Mattock Lane, an iconic tree-lined road bordering Walpole Park, in the heart of Ealing. Offered to the market in excellent condition with off street parking.

Part of an imposing period building in extensive grounds, the apartment has a grand setting and it exudes period charm and sophistication in a conservation area just moments from the vibrant Ealing Broadway town centre.

£485,000

- Period building
- Two bedrooms
- Top floor
- Off street parking
- New flat lead roof
- Great light
- Sought after location
- Walpole Park opposite
- Short stroll to transport links
- New boiler, windows, wall insulation and fire door.



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 