



## Egerton Gardens, W13

A delightful two double bedroom first floor period conversions flat in one of the most sought after roads in West Ealing.

In brief the property has two double bedrooms, a very large open reception (17'3 x 14'5) with period high ceilings and great natural light, separate kitchen and family sized bathroom.

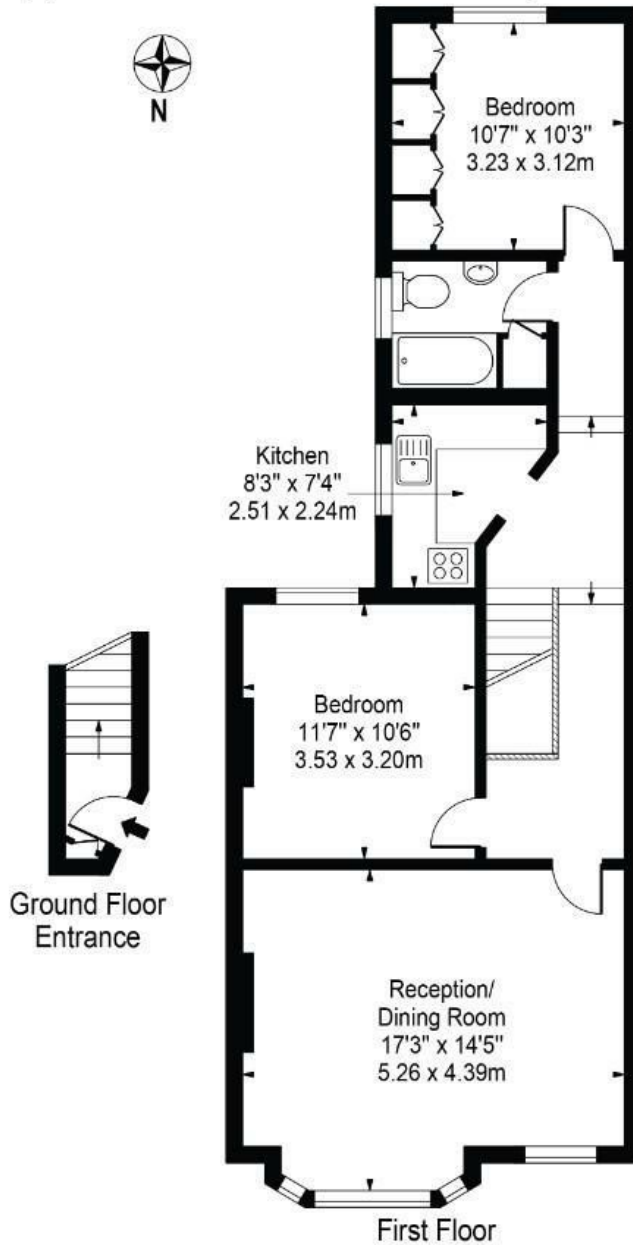
Further benefits are dedicated parking space, share of the freehold, no onward chain and potential to extend the property into the loft area. (see below).

£599,950

- Period conversion
- Two double bedrooms
- Share of freehold
- First floor
- Off street parking
- Loft demised with planning in place to extend
- Prime W13 location
- No chain
- Low service charges
- Elizabeth Line close by

# Egerton Gardens

Approx. Gross Internal Area 740 Sq Ft - 68.75 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

