



Flat 2, 10 Gunnersbury Avenue, London, W5 3NJ  
Offers Over £575,000

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Welcome to this charming two-bedroom flat located on Gunnersbury Avenue in Ealing, London. This delightful property boasts over 750 sq ft of living space, perfect for those seeking a comfortable and stylish home.

As you step inside, you are greeted by a beautifully renovated interior that seamlessly blends modern amenities with original features. The property features two cosy bedrooms, ideal for relaxation and rest. The original refurbished floorboards add character and warmth to the space, creating a homely atmosphere.

The flat has its own private entrance door and also includes a utility room, offering convenience and practicality for your everyday needs.

Situated opposite Ealing Common, you can enjoy the easy access to green space. The property is also within close walking distance of Ealing Common station and high street with a range of shops and amenities. Ealing Broadway station is also a short walk away, offering access into central London within 10 minutes via the Elizabeth Line

Built in 1880, this historic property exudes charm and character. Whether you are a first-time buyer or someone looking for a home in a picturesque area of the city, this two-bedroom flat offers a great opportunity to move straight into your new home without needing to do any work.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing!

#### Entrance Hall

4'10" x 5'2" (1.48 x 1.6)

Door from communal entrance with electronic phone entry system, radiator, door to living room, archway to hall





### Living Room

15'5" x 14'9" (4.70m x 4.50m)

Double glazed bay window to front aspect with fitted wooden blinds, stained window to front aspect, radiator

### Hallway

2'11" into 6'8" x 9'10" into 3'3" (0.9 into 2.04 x 3 into 1)

Composite entry door to garden, door to utility room, Storage cupboard, archway to kitchen

### Utility Room

4'10" x 5'6" (1.49 x 1.7)

UPVC window to side aspect, built in storage space and plumbing for washing machine, space for tumble dryer

### Kitchen

5'6" x 14'9" (1.7 x 4.5)

UPVC privacy glazed window to side aspect, a selection of eye and base level units with matching wooden worktop, integrated electric fan oven with induction hob and extractor fan over, single basin sink with mixer tap, integrated slimline dishwasher, space for fridge freezer, door to rear hallway

### Rear Hallway

14'7" x 3'0" (4.47 x 0.93)

UPVC privacy glazed window to side aspect, doors to both bedrooms and bathroom

### Bedroom One

10'2" x 8'6" (3.1 x 2.6)

UPVC window to side and rear aspect, airing cupboard with Viessmann combi boiler, radiator



### Bedroom Two

9'10" x 11'1" (3 x 3.4)

2x UPVC windows to side aspect, built in wardrobes, radiator

### Bathroom

7'6" x 5'6" (2.3 x 1.7)

UPVC privacy glazed window to side aspect, pedestal wash basin, Low level WC, bath with mains shower and shower screen, radiator

### Communal Rear Garden

Shared garden with lawn area and rear access to parking

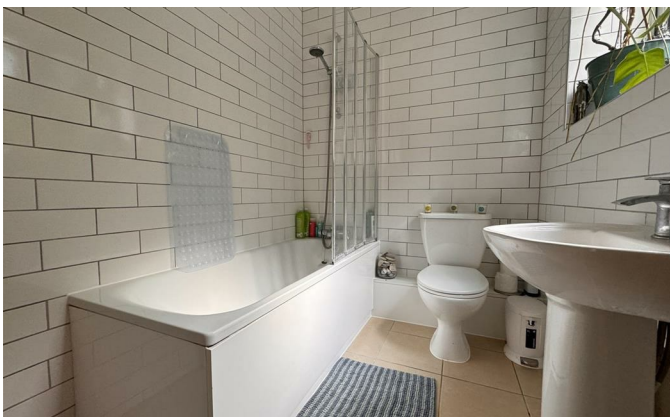
### Front Garden

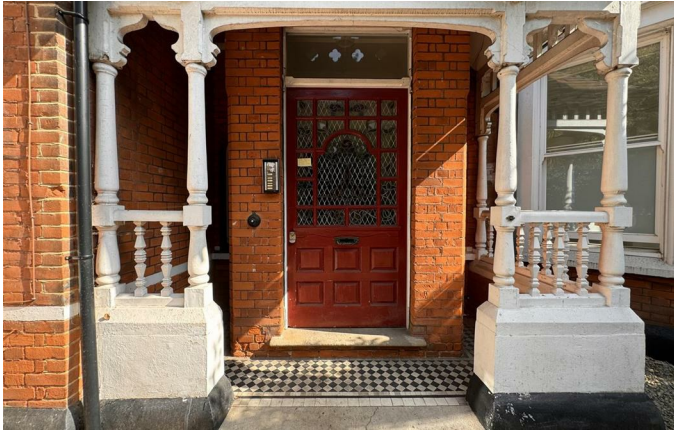
Communal front garden with lawn, communal entrance door

### Lease

Lease information TBC



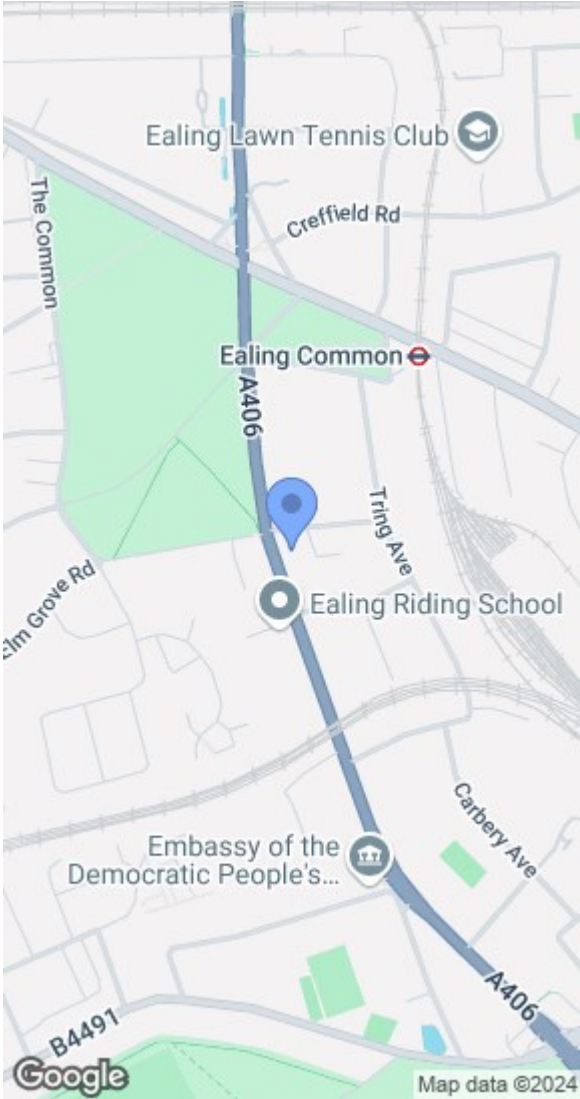




# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	