



## North Common Road W5

Offers in Excess of £510,000 Share of Freehold

**GARDINER**  
RESIDENTIAL

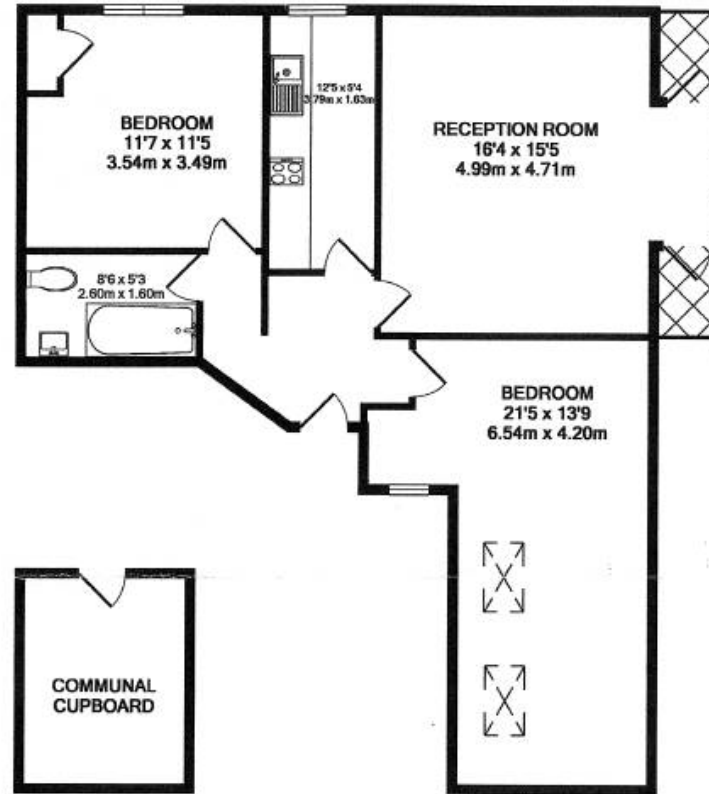
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**Description**

This top floor conversion flat is situated within a detached Victorian property and comprises two double bedrooms, a south facing reception room with two balconies as well a fitted kitchen and bathroom. The property also benefits from a video entryphone system and views over Ealing Common

North Common Road is situated parallel to Ealing Common and is moments from both Ealing Broadway Station and Ealing Common Station. There is a great choice of pubs and restaurants nearby and easy access to both the A406, A4 and A40.

Transportation is a breeze with the Elizabeth line, a major highlight of the area. Ealing Broadway station, located nearby, offers excellent transport links to various destinations, including the city centre and beyond. With the new Elizabeth line, residents enjoy enhanced connectivity and shorter commute times, making this property an excellent choice for professionals and commuters.



NORTH COMMON ROAD, EALING, W5  
TOTAL APPROX. FLOOR AREA 78.3 SQ.M. (843 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to check the availability of any property before travelling any distance to view.

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