

## Westbury Road W5

Price £1,475 pcm To Let



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## Description

A very spacious top floor flat which benefits from a beautiful large reception room with dual aspect to the front and rear of the property. Eat-in-Kitchen, double bedroom and bathroom. The property is moments from Ealing Broadway Station.

The property comprises very large reception room with neutral carpet and wall, large eat-in-kitchen with access to extra storage in the eaves, bedroom with neutral carpets and bathroom with shower attachment in the bath. The property is neutrally decorated throughout and benefits from access to a communal garden and off street parking on a first come first basis.

Westbury Road is located near to Haven Green with a Tesco Metro and a good selection of restaurants and Ealing Broadway Station nearby. There is also easy access to both the North Circular & A40/M40.

	Current	Potential		Current	Potential
Very energy efficient - lower running coats (92 Plus) A (81-91) B		66	Very environmentally friendly - lower CO <sub>p</sub> emission (92 Plus) A (81-91) B	46	64
(69-80) C (55-68) D			(69-80) C (55-68) D		
(39-54)	52		(39-54)		
(21-38)			(21-38)		
(1-20)	3		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		



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 obtain verification from their Solicitor. You are advised to check the availability of advised to retroet the verify any distance to view.

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