



## Montpelier Road W5

Price £830,000 Share of Freehold

**GARDINER**  
RESIDENTIAL

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The property comprises south facing reception room with feature fireplace, smart contemporary kitchen with fitted appliances, master bedroom with shower room en-suite, further double bedroom, and the possibility to easily convert the dining room into a further double bedroom. Modern bathroom and spacious hallway.

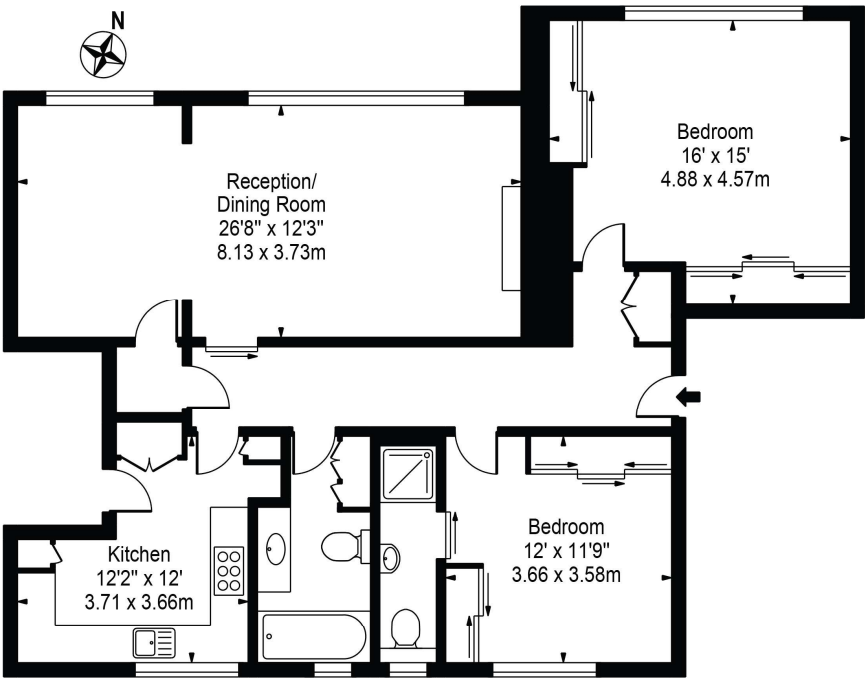
The property has been refurbished throughout in light neutral colours and incorporates contemporary kitchen and bathrooms. Montpelier Court is an extremely well-kept block with pleasant communal areas and garden. There is off street parking available on a first come first serve basis.

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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (91-100) <b>A</b>                           |         |           |
| (81-90) <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 |         |           |
|                                             |         | 50        |
|                                             | 19      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Montpelier Court

Approx. Gross Internal Area 1140 Sq Ft - 105.91 Sq M



Fourth Floor

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.

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