

Asking Price £380,000  
Clayponds Gardens, W5



 2  
Bedrooms

 1  
Bathroom

Asking Price £380,000  
Clayponds Gardens, W5



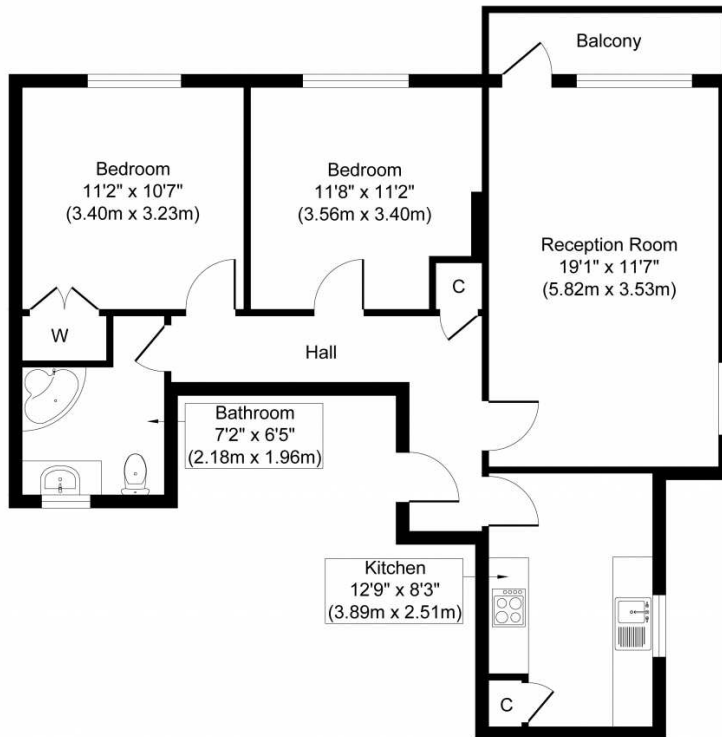
We are proud to bring to market this well presented and spacious two double bedroom apartment, situated in a well-maintained building and ideally placed within close proximity to a selection of shops and public transport link

Available with lift access, this first floor flat offers an excellent opportunity for first-time buyers and investors alike, as well as buyers who are looking to downsize.

Entering through the hallway, which benefits from a built-in storage unit, you are greeted to your left by a large dual aspect reception room awash with natural light, and a nice view from the private balcony. To the front of entrance, there is a well proportioned modern kitchen, which benefits from a generously sized worktops and a separate kitchen sink with ample space, as well as a beautiful view of the communal gardens from the window. Following the hallway towards the rear of the property you will find the two large double bedrooms – one which enjoys its own built-in cupboard – and a large family bathroom with a walk-in shower.

Further benefits include residential off-street parking and communal grounds with a play area for children.


Claypond Gardens is ideally placed for access to South Ealing Station (Piccadilly line) and various bus links as well as access to the A4/M4 for motorists. The property further benefits from a range of local shops, cafes, pubs and restaurants within the vicinity along with green open spaces of Lammas and Walpole parks.



Approximate Floor Area  
748 sq. ft  
(69.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: 68 Clayponds Gardens, W5

