



SINTON  
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£705,000 Freehold

WROTHAM ROAD, EALING, W13 9NE





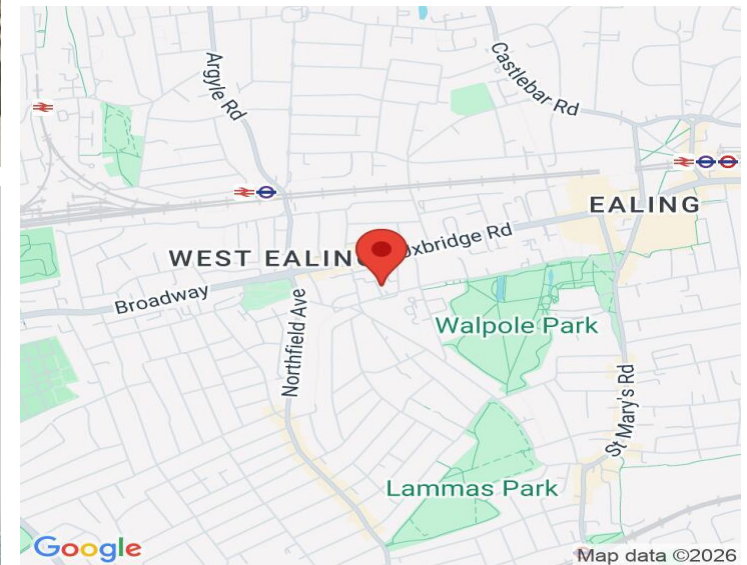
**A DELIGHTFUL TWO-BEDROOM END OF TERRACE VICTORIAN COTTAGE IN THIS PRIVATE AND SECLUDED MEWS**

Well located in this very convenient location handy for all amenities and within easy reach of West Ealing and Ealing Broadway Stations. Enjoying all the benefits of the Elizabeth, Central and District Line connections. A short stroll to Ealing Broadway Town Centre and the varied shopping parades on Northfields Avenue with access to the Picadilly Line. The vast open spaces of Walpole and Lammas Parks are literally on the doorstep.

This most attractive, extended and well-maintained cottage offers: Double open plan living / dining room. Modern kitchen. Smart shower room. Two double bedrooms. Enjoying a west facing roof terrace. Warmed by gas fired central heating and double glazing throughout. Useful cellarage and good built-in storage. Rear courtyard garden. The cottage is approached via off street parking and a well-maintained communal garden overseen by Wrotham Road Residents Association in which this property forms one eighth. The property also has the potential to extend subject to usual planning consents.

**COUNCIL TAX BAND: D**

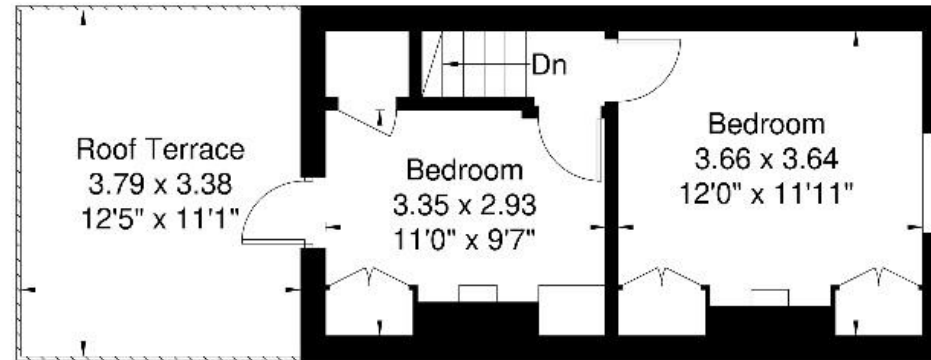
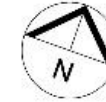
**EPC Rating: TBC**




[www.sintonandrews.com](http://www.sintonandrews.com)  
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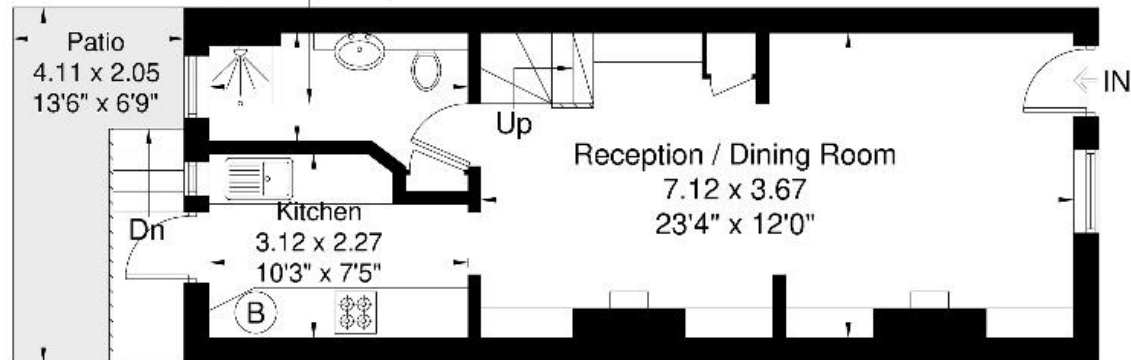
# Wrotham Road

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



**First Floor**  
26.4 sq m / 284 sq ft

Shower  
Room  
3.11 x 1.29  
10'2" x 4'3"



**Ground Floor**  
38.3 sq m / 412 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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