



**, Ealing, W5**  
**£2,400 Per Month**

A newly refurbished two double bedroom flat situated on second and third floor has been completed to a high standard and with integrated appliances.

The property comprises a nice & bright reception with ceiling windows, a brand new open plan kitchen with a dining space, two double bedroom and two stylish fully-tiled bathrooms.

The property benefits from double glazed windows, gas central heating, integrated appliances, wooden floors throughout, large windows and high ceiling in the reception and kitchen area.

Lammas Park Road is located minutes away from restaurants, cafes, delis and boutiques of Ealing Broadway. Also it's located within a short walk from Ealing Broadway station (Central and District lines & National Rail) and South Ealing tube station (Piccadilly line).

- Newly refurbished
- Two double bedrooms
- Gas central heating
- Close to Ealing Broadway & South Ealing stations
- Bright reception
- Two stylish bathrooms
- Wood flooring throughout
- Brand new open plan kitchen
- Double glazed windows
- Furnished/unfurnished



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
| How energy efficient - lower rating costs   | Current                 | Future                                         | How environmentally friendly - lower CO <sub>2</sub> emissions  |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| 100-140 A                                   |                         |                                                | 100-140 A                                                       |
| 140-160 B                                   |                         |                                                | 160-180 B                                                       |
| 160-180 C                                   |                         |                                                | 180-200 C                                                       |
| 180-200 D                                   |                         |                                                | 200-220 D                                                       |
| 200-220 E                                   |                         |                                                | 220-240 E                                                       |
| 220-240 F                                   |                         |                                                | 240-260 F                                                       |
| 240-260 G                                   |                         |                                                | 260-280 G                                                       |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                | EU Directive 2002/91/EC                                         |