

HESSEL ROAD, EALING



£425,000

A beautifully bright and generously proportioned ground floor garden flat, ideally positioned in this highly convenient location, moments from Northfields many amenities and West Ealing's Elizabeth line station. The property offers stylish, open-plan living accommodation, complemented by a well-appointed kitchen and dining area ideal for both everyday living and entertaining and thoughtfully arranged to create a sense of space and flow. A contemporary refitted bathroom completes the internal accommodation. Further notable benefits include its own private entrance, direct access to a delightful southerly-facing rear garden and the quite considerable advantage of a 999-year lease together with a share of the freehold interest, making this an exceptional opportunity for both owner-occupiers and investors alike.

TUFFIN & WREN

Independent Estate Agents



Further Information

For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

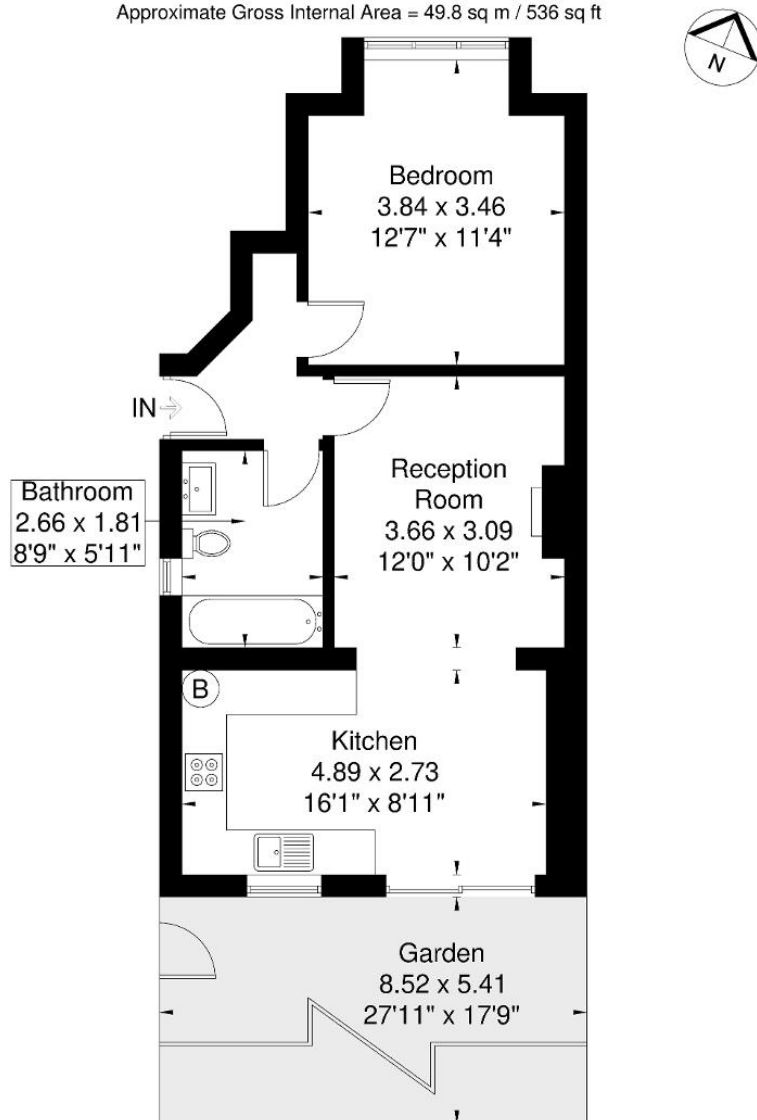
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Approximate Gross Internal Area = 49.8 sq m / 536 sq ft



Ground Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		