

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## South Ealing Road

London, W5 4QD

Asking Price £375,000



Nestled in the vibrant heart of South Ealing, this charming two double bedroom flat offers a delightful blend of comfort and convenience. Spanning an impressive 713 square feet, the property is well presented and exudes a warm, inviting atmosphere.

Upon entering, you are greeted by a separate reception room that provides a perfect space for relaxation or entertaining guests. The spacious kitchen, complete with a dining area, is ideal for those who enjoy cooking and sharing meals with family and friends. The layout of the flat ensures that both bedrooms are generously sized, making it suitable for couples, small families, or even as a shared living space.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and straightforward purchasing process. The flat is conveniently located within walking distance of South Ealing Station (Piccadilly Line), Northfields Station (Piccadilly Line), and Brentford Mainline Station, making commuting to central London a breeze.

In addition to excellent transport links, residents will appreciate the close proximity to a variety of local shops, cafes, and supermarkets, catering to all your daily needs. For those who enjoy the outdoors, Lammas Park is

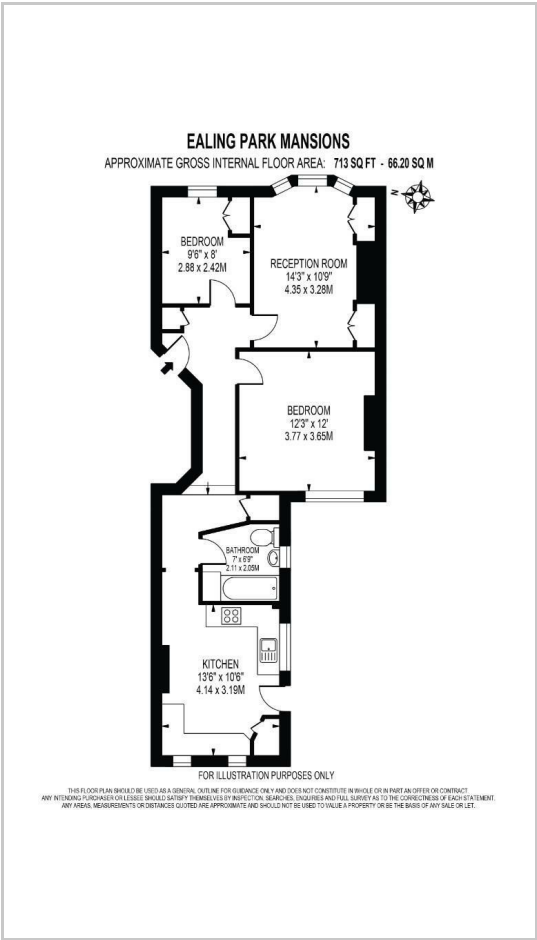


- RECEPTION ROOM 14'3" x 10'9" (4.35m x 3.28m)
- BEDROOM 12'4" x 11'11" (3.77m x 3.65m)
- BEDROOM 9'5" x 7'11" (2.88m x 2.42m)
- KITCHEN 13'6" x 10'5" (4.14m x 3.19m)
- BATHROOM 6'11" x 6'8" (2.11m x 2.05m)

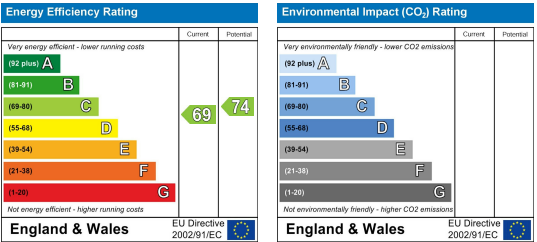
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.