



## Haven Green W5

Price £1,250,000 Share of Freehold

**GARDINER**  
RESIDENTIAL

# Haven Green W5

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LOCATION LOCATION LOCATION, This spacious three bedroom garden flat forms part of a grand period white stucco fronted residence, situated in the heart of Ealing Broadway opposite Haven Green and Ealing Broadway Station. Arranged over the entire ground floor, the flat benefits from three double bedrooms, three bathrooms, bespoke luxury kitchen with range cooker and breakfast bar, stunning reception room with bi folding doors leading to a sunny patio, then onto the beautiful west facing rear garden. At the back of the garden is a large luxury home office which is 600sqf, this could house a gym, media room or office.

The entire property has been finished to an exceptionally high standard with state of the art kitchen and bathrooms. A particularly feature of the property is the large west facing garden with home office of 600sqf ideal for people working from home. The location of the property is ultra convenient so this combined with the luxury of the interiors make this property a perfect purchase.

Ealing Council Tax Band: D

EPC: D

Floor: Garden Flat

Parking: Yes

Lift: No

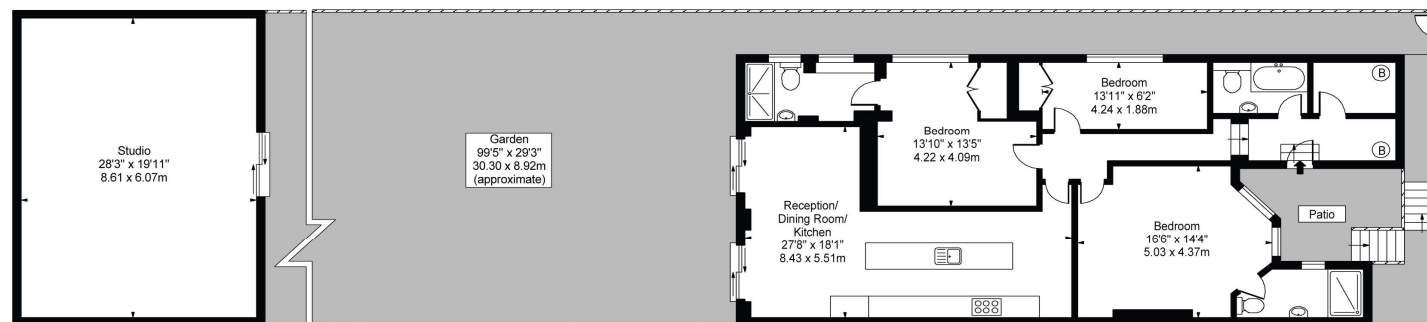
Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential		Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential	
(91-100) <b>A</b>				(91-100) <b>A</b>			
(81-90) <b>B</b>				(81-90) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
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		

## Haven Green, W5

Approx. Gross Internal Area 1192 Sq Ft - 110.74 Sq M  
(Excluding Studio)



Approx. Gross Internal Area Of Studio 565 Sq Ft - 52.49 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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