



Webster Gardens W5

Price £549,950 Leasehold

GARDINER
RESIDENTIAL

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Description

A spacious first floor two bedroom flat which is well located for the parks, shopping amenities and transport links of Ealing Broadway and which benefits from its own private garden. The property has potential to extend into the loft (subject to planning) with scope to create two further bedrooms.

The property comprises entrance hall, lovely large reception room, eat-in-kitchen, spacious master bedroom with fitted wardrobes, second bedroom and a family bathroom. To the rear of the property is a private garden.

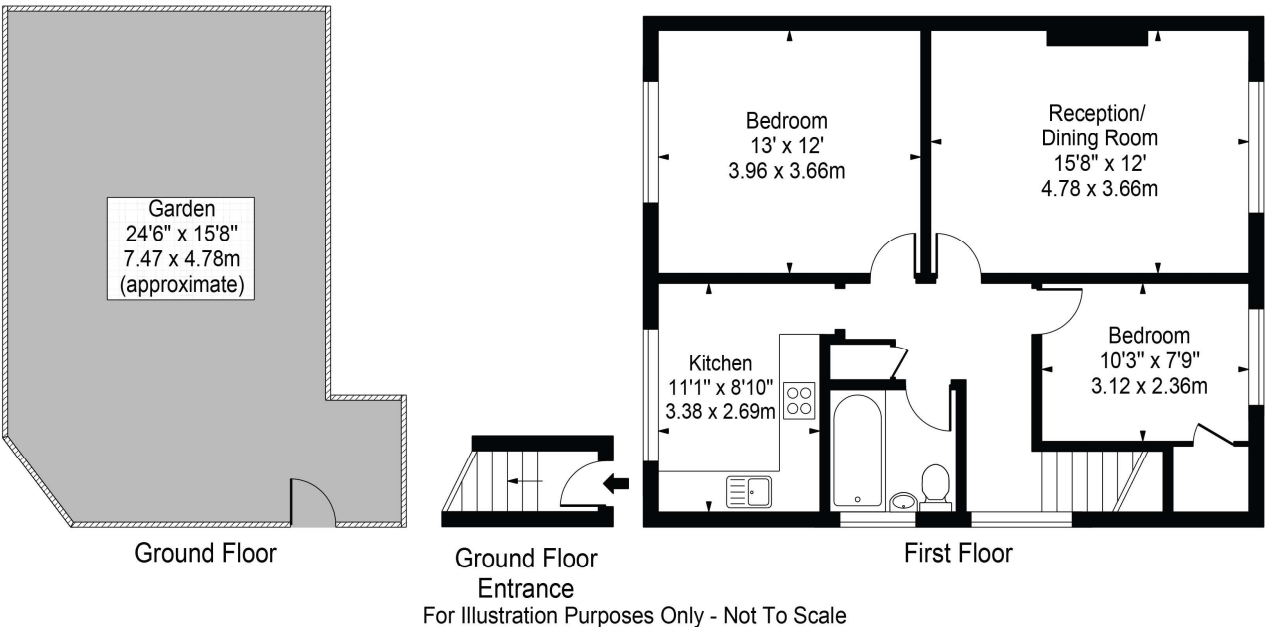
Webster Gardens is a quiet residential road which is well located for the transport links of Ealing Broadway which offers access to the Central & District underground lines, mainline rail services and the fantastic new Elizabeth Line which connects Ealing to East London, The City, Central London, Heathrow and Reading in record time. South Ealing Underground Station is also nearby and offers the Piccadilly Line. The open spaces of Walpole and Lammas Parks are nearby and there is a good selection of pubs, restaurants and cinemas a short walk away.

As mentioned, there is scope to extend into the loft and neighbouring properties have created one or two further bedroom with a bathroom in this space (subject to planning).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100% A			
81-91% B			
69-80% C			
55-68% D			
49-54% E			
35-47% F			
1-34% G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Webster Gardens
Approx. Gross Internal Area 715 Sq Ft - 66.43 Sq M



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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