

DAVID CHARLES

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LAMMAS PARK ROAD, EALING, LONDON, W5 5JD



PRICE....£2,250 PCM

This stunning two bedroom top floor flat (569 sq ft) has just been completely updated to a very high standard throughout, giving a tenant the rare opportunity of moving into a property where everything is brand new. Numerous features include a luxurious kitchen with a full range of integrated appliances and quartz worktops, a fully tiled bathroom with a power shower and both bedrooms have new double wardrobes. It is ideally located on a quiet residential road overlooking tennis courts and Lammas Park to the rear and within ½ a mile of both Ealing Broadway (Great Western & Central Line) and South Ealing (Piccadilly Line) train stations. Approached via the first floor landing and an internal stairway, the 14' x 12' living room is semi open plan to the 12' kitchen. There is a double bedroom, a 11' 10 x 6' bedroom two/study and a shower room. Unfurnished. Available Immediately (Subject to References)

020 8866 0222







COUNCIL TAX

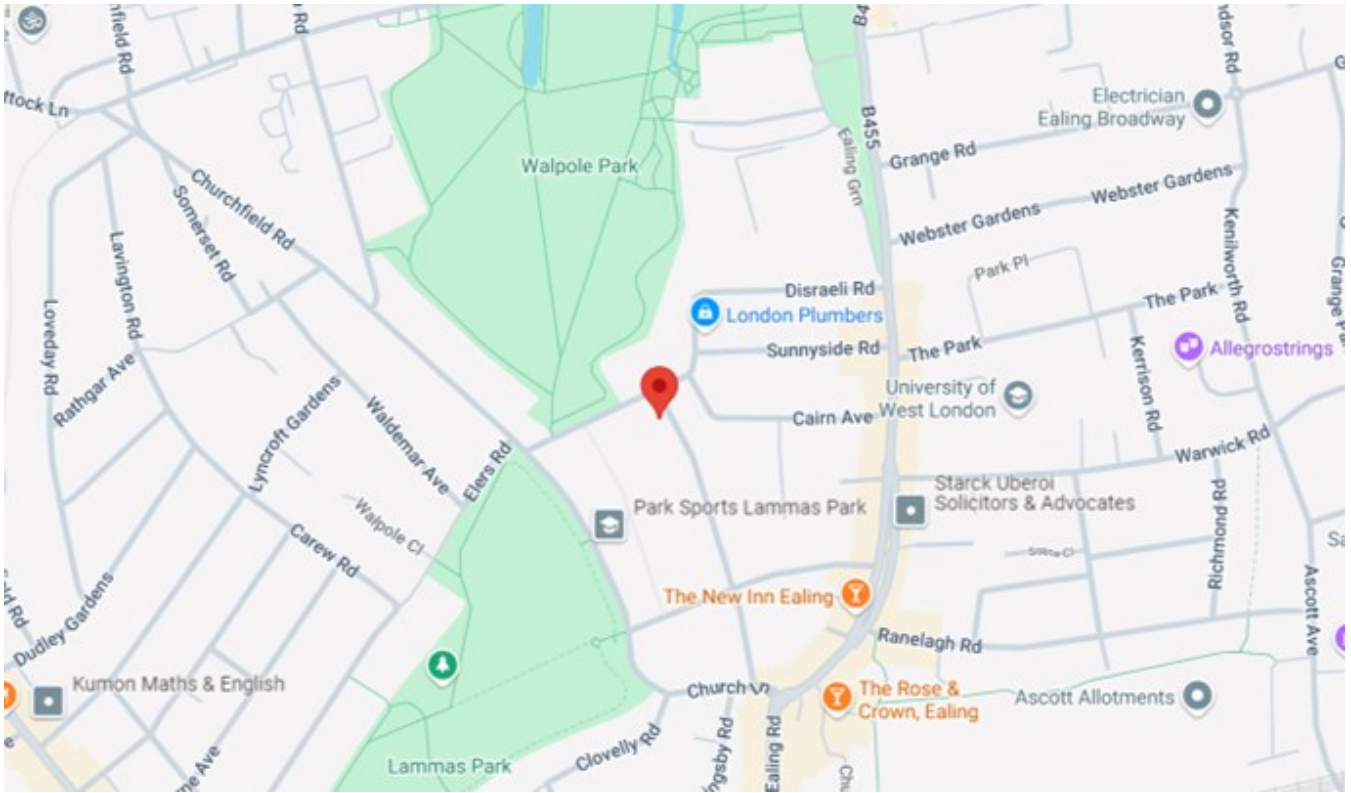
London Borough of Ealing - Band E - £2,381.31


LOCAL SCHOOLS

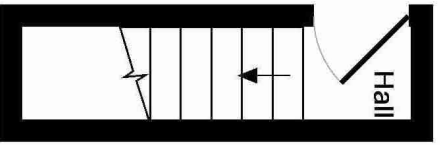
Grange Primary School - 0.2 miles
Clifton Lodge School - 0.4 miles
St Saviour's C of E Infant School - 0.4 miles
Ealing Independent College - 0.4 miles

LOCAL TRANSPORT

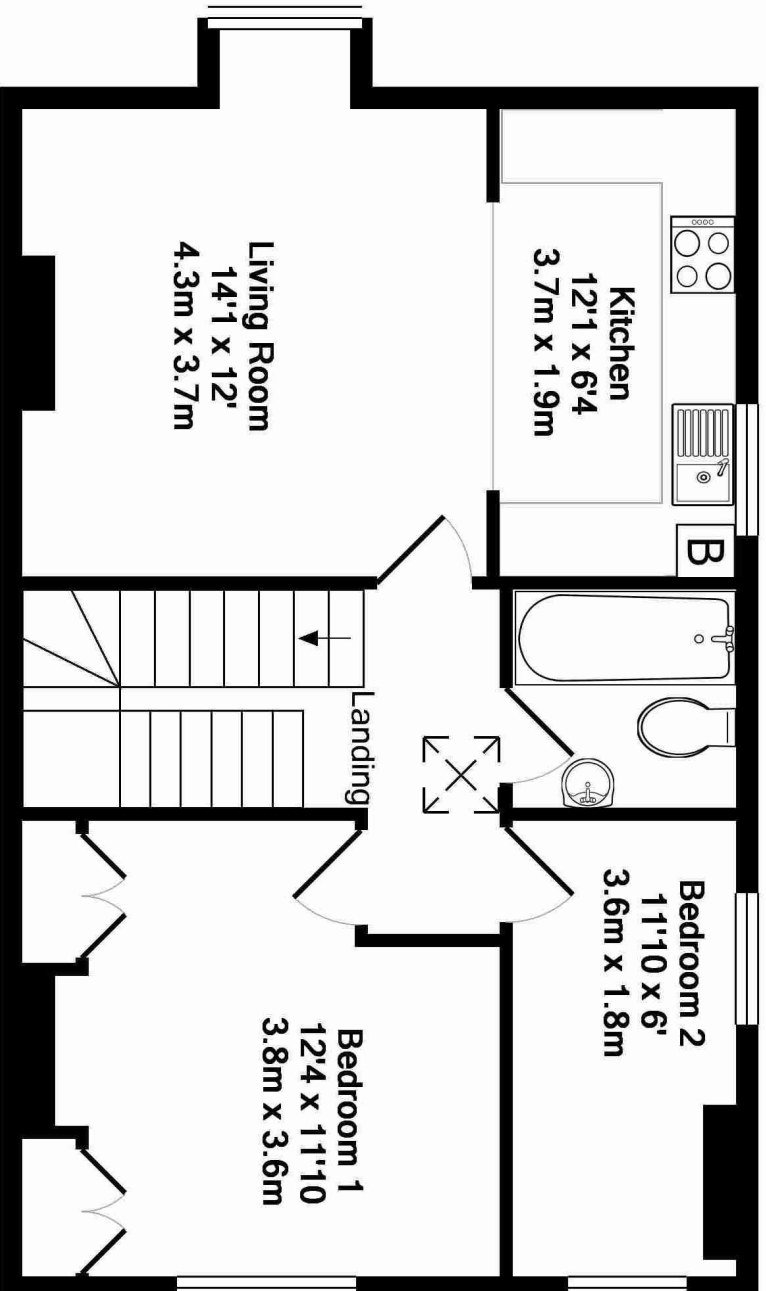
South Ealing Piccadilly Line train station - 0.4 miles
Northfields Station Piccadilly Line train station - 0.5 miles
Ealing Broadway National Rail Great Western & Central Line train station - 0.4 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ENTRANCE FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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