





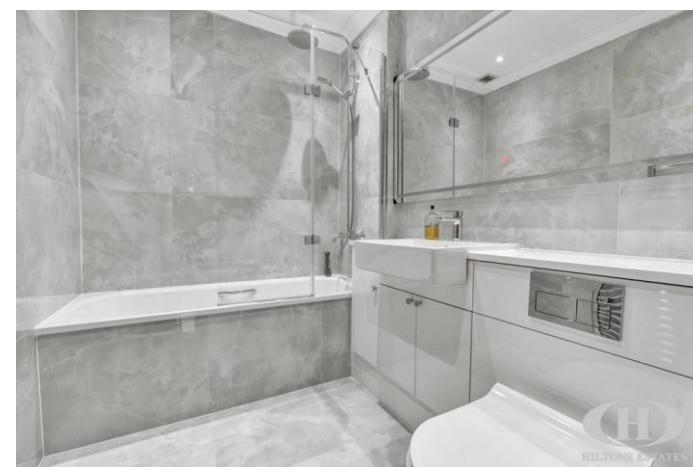
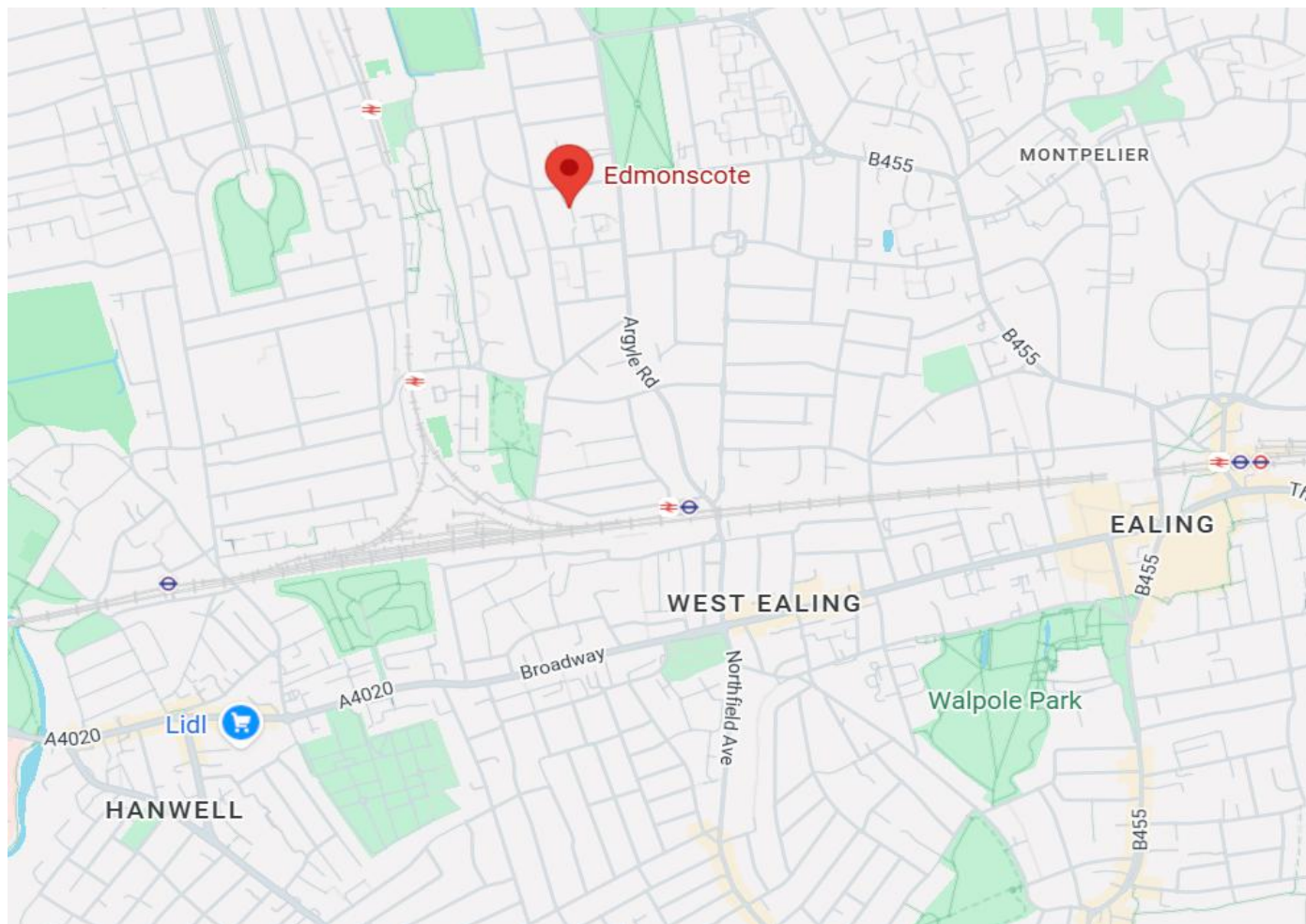
Turn-Key Ready 2-Bedroom Second Floor Apartment in Prime W13. A fantastic opportunity for first-time buyers, commuters, or investors—this beautifully presented, turn-key ready second floor apartment is located in the heart of West Ealing (W13).

The home features a large double bedroom with fitted wardrobes and a second well-sized bedroom, ideal for guests or a home office. Enjoy a modern, fully fitted kitchen, a stylish family bathroom, and a spacious lounge diner, perfect for relaxing or entertaining.

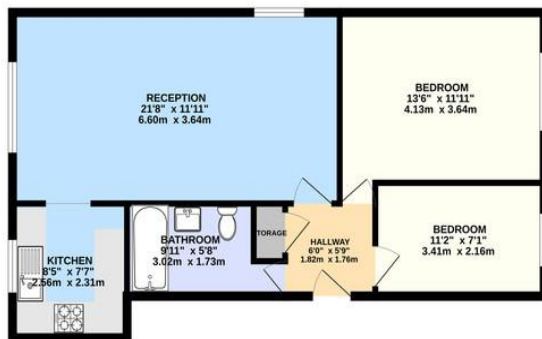
Additional benefits include loft space with potential to extend (STPP) and access to a communal garden, offering valuable indoor and outdoor space.

Perfectly positioned within walking distance to West Ealing's Elizabeth Line, with excellent local schools, shops, and amenities nearby. Fast links to Central London and, plus access to major transport routes, make this an ideal location.

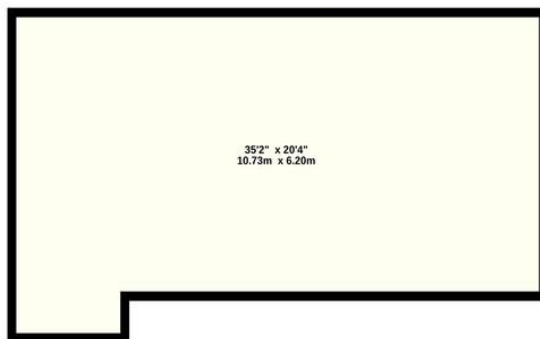




3RD FLOOR
679 sq.ft. (63.1 sq.m.) approx.



4TH FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.