



Broughton Road, London – W13 8QW

In Excess of **£325,000** | Leasehold



LAWRENCE RAND



Key Features & Description

- Long Lease
- Split Level
- One Bedroom
- Lots Of Storage Space
- Share Of Freehold

A well-presented one-bedroom flat ideally located in West Ealing, offering bright and well-proportioned accommodation throughout.

The property features a spacious reception room with plenty of natural light and ample space for both living and dining. A separate fitted kitchen provides good storage and worktop space, making it practical for everyday living.

The double bedroom offers comfortable accommodation with space for wardrobes and additional furnishings. The bathroom is well-appointed with a bath and overhead shower, wash basin and WC.

A useful loft area provides additional flexible space, ideal for use as a home office, occasional room or extra storage.

Situated in a convenient location close to a range of local shops, cafés and amenities, the property also benefits from excellent transport links. West Ealing Station (Elizabeth Line) is within easy reach, offering fast connections into Central London and beyond.

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Nearest Stations

West Ealing – approx. 0.15 miles
Drayton Green – approx. 0.6 miles

Ealing Broadway – approx. 0.7 miles

Verified Material Information:

Council: B

EPC Energy Efficiency Rating: D

Lease Years Remaining: 977

Share of freehold

Suppliers:

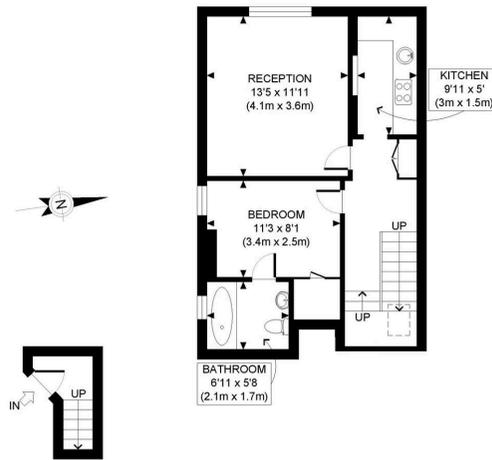
Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 28 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA : 588 SQ FT/ 55 SQM



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

PROPERTY PHOTO PLANS Ltd.

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