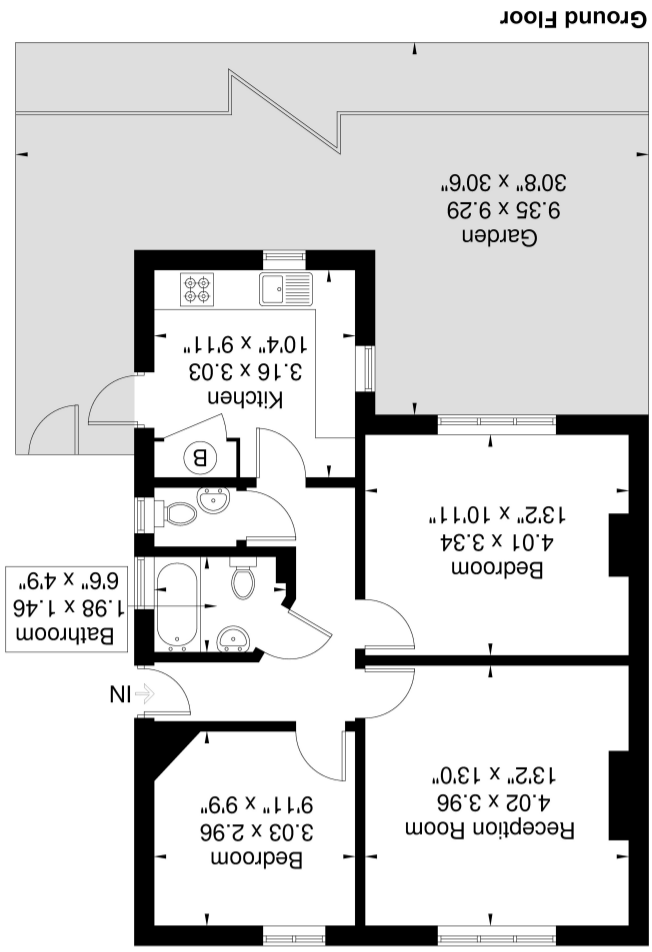


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	68
Potential	78

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Cedar Grove
 Approximate Gross Internal Area = 61.2 sq m / 658 sq ft



97 Cedar Grove, London. W5 4AT.

£495,000 Castle

Ground floor maisonette has been beautifully refurbished and modernised to make an ideal first time home or investment. Immaculate throughout it is bright, airy and very spacious. Consisting of lounge, two double bedrooms, , a newly fitted modern eat-in kitchen/breakfast room with integrated appliances and a modern bathroom. Outside there is a well presented rear garden.

Situated within easy reach of South Ealing (0.4 miles) and Ealing Broadway (1.0 mile) with the excellent transport links of Elizabeth Line, Central, District and Piccadilly Line stations and the green open spaces of Gunnersbury Park and Ealing Common.

Lounge

13' 2" x 13' 0" (4.01m x 3.96m) Front aspect double glazed window, radiator, wood floor

Bedroom 1

13' 2" x 10' 11" (4.01m x 3.33m) Rear aspect double glazed window, radiator, wood floor

Bedroom 2

9' 11" x 9' 9" (3.02m x 2.97m) Front aspect double glazed window, radiator, wood floor

Kitchen

10' 4" x 9' 11" (3.15m x 3.02m) Rear and side aspect double glazed windows, range of eye and base level newly fitted units, gas hob with oven under and extractor over, one and half bowl stainless steel sink, wood floor

Bathroom

Side aspect double glazed window, newly fitted white suite consisting of panel enclosed bath with shower, low level WC, wall mounted basin, heated towel rail

Garden

Patio area leading onto lawn with side gate

