





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

