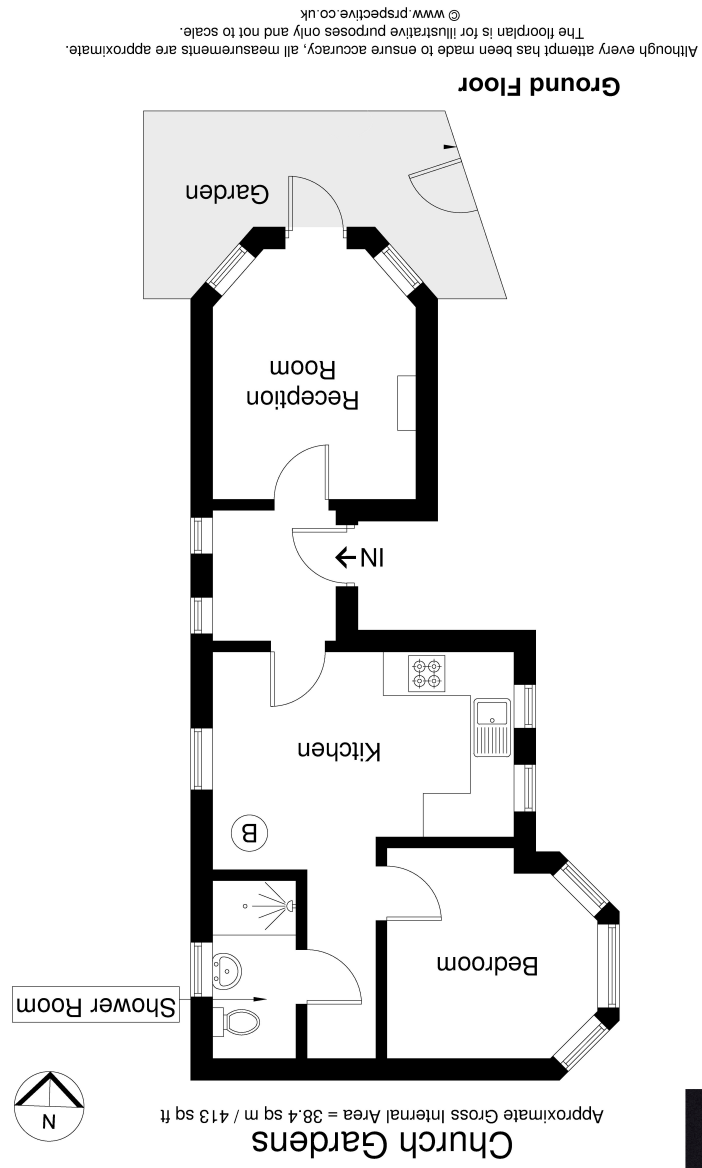




2a Church Gardens, London. W5 4HH.

£425,000

Nestled on the peaceful and sought-after cul de sac, this delightful ground floor one-bedroom garden flat offers a rare blend of period charm, private outdoor space, and superb connectivity — perfect for first-time buyers, downsizers or savvy investors.

Inside, the property boasts a well-proportioned rooms with high ceilings and large windows that flood the space with natural light. The double bedroom is quietly positioned to the rear, offering tranquil views over the garden. A separate, fully fitted kitchen and then reception with direct access onto the garden — ideal for summer entertaining or simply relaxing with a morning coffee. Additional features include a modern bathroom and elegant original features throughout. The flat is offered with a share of the freehold and a long lease of nearly a thousand years and low outgoings.

Its prime position in one of Ealing’s most desirable residential pockets. Combining a quiet, village-like feel with outstanding access to transport and local amenities, the location offers the best of both worlds. South Ealing Station (Piccadilly Line) is just a short stroll away, providing a direct route into central London and Heathrow. For even faster connections, Ealing Broadway is also within walking distance, offering the Elizabeth Line, Central Line, District Line and National Rail – putting the West End, City and beyond easily within reach.

Reception Room

Rear aspect window and doors to garden, radiator

Kitchen / Diner

Dual aspect windows, range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over

Bedroom

Side aspect double glazed bay window, radiator

Shower Room

Rear aspect double glazed window, shower , low level WC, pedestal wash hand basin, tiled walls and floor

Garden

Patio area leading onto lawn with flower bed borders

