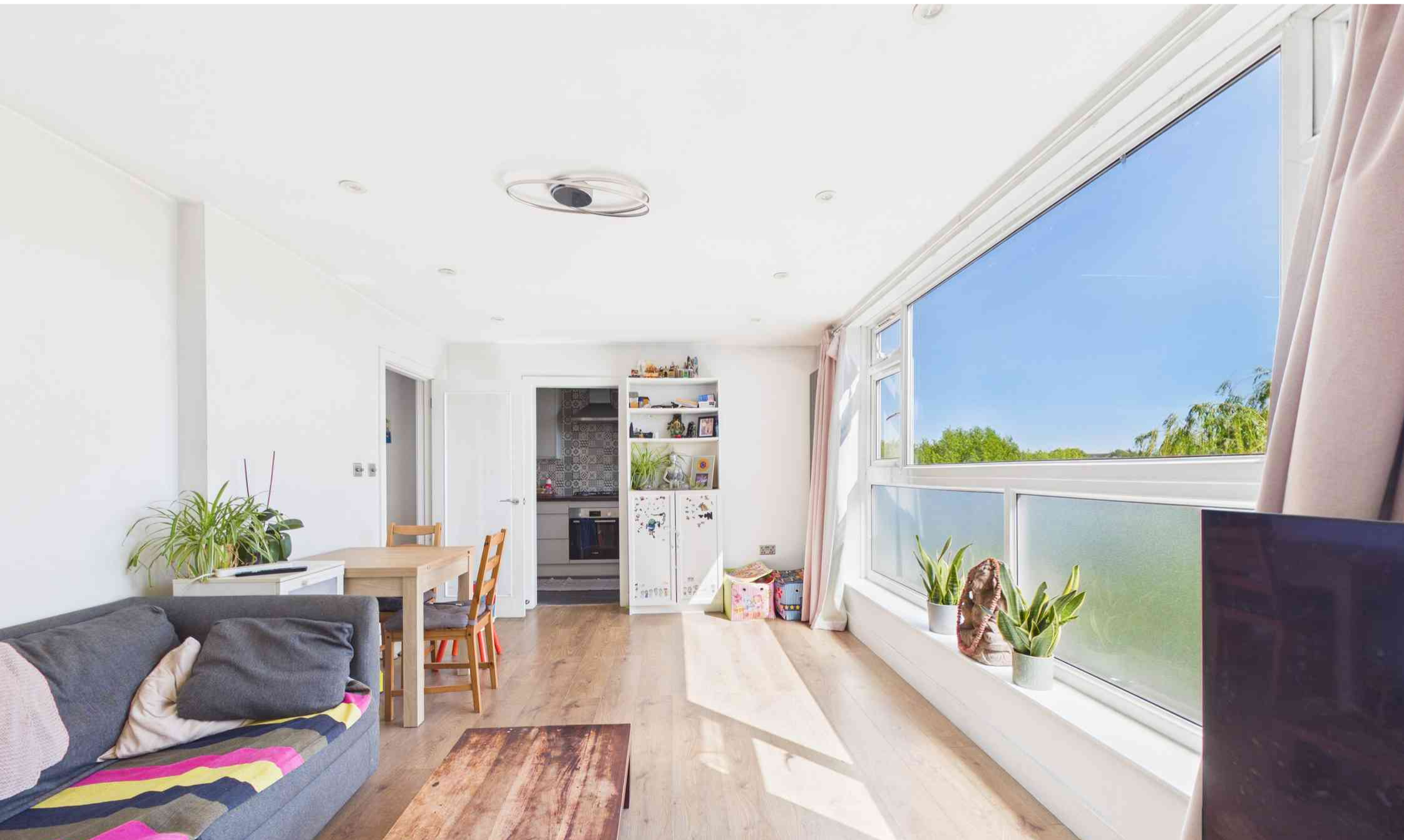
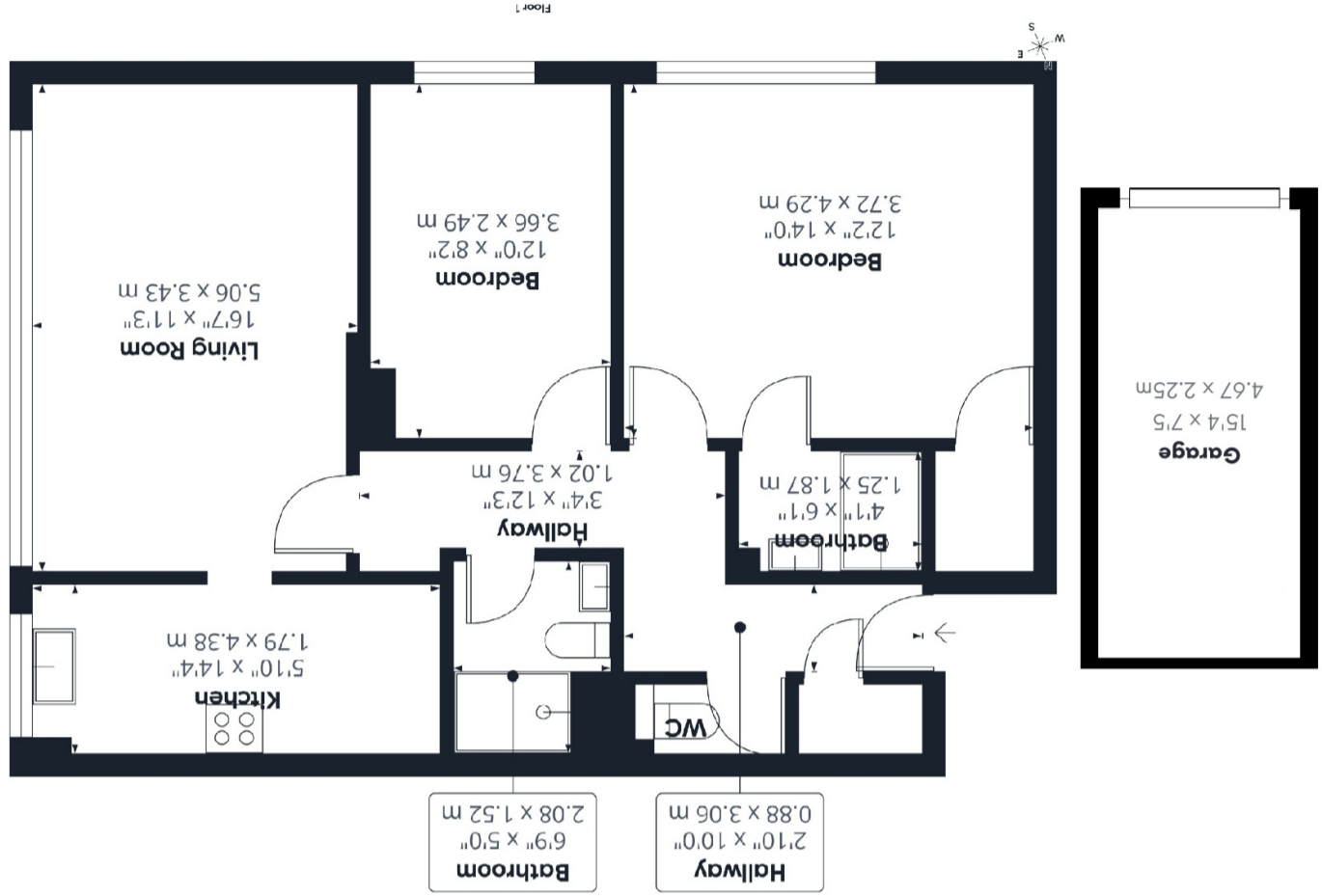


Energy Efficiency Rating	
Current	Potential
67	80
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales	

GLA™  
 786.87 ft²  
 73.1 m²

(1) Finished, above grade  
 Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
 GIRAFFE360



14 Stretton Lodge, Gordon Road, London. W13 8PR.

£465,000

A spacious and well-presented two-bedroom flat set within the highly sought-after Stretton Lodge, W13. The property benefits from two bathrooms, an additional separate WC, ample built-in storage throughout, and a garage/off-street parking space. Further advantages include an exceptionally long lease of approximately 1,000 years remaining, offering long-term peace of mind for both homeowners and investors.

Ideally positioned just moments from West Ealing Station with fast connections via the Elizabeth line, and within easy reach of Ealing Broadway, the property is perfectly located for commuters and those seeking a vibrant mix of shops, restaurants, cafés, and green open spaces. An excellent opportunity for first-time buyers, downsizers, or investors alike.

#### Living room

3.43m x 5.06m (11' 3" x 16' 7") Bright and spacious, vertical anthracite radiator, double glazed windows, panel flooring.

#### Kitchen

4.38m x 1.79m (14' 4" x 5' 10") Modern floor and base level cabinets, Gas hob, extractor fan, fitted oven, washing machine, fitted dishwasher, sink, Gas boiler, tiled throughout with double glazed window.

#### Bedroom 1

2.49m x 3.66m (8' 2" x 12' 0") Double glazed window, panel flooring, gas heating radiator

#### Bathroom 1

1.52m x 2.08m (5' 0" x 6' 10") Tiled throughout, built in wash basin and WC, mirrored eyelevel cupboards, walk in shower, wall mounted heated towel rail.

#### En-suit bathroom

1.87m x 1.25m (6' 2" x 4' 1") Tiled throughout, wall mounted wash basin, walk in shower cabin, wall mounted heated towel rail.

#### Bedroom 2

4.29m x 3.72m (14' 1" x 12' 2") Panel flooring, built in storage cupboard, en-suit bathroom, double glazed window, vertical wall mounted panel heater.

#### Hallway

3.76m x 1.02m (12' 4" x 3' 4")

#### Garage

2.25m x 4.67m (7' 5" x 15' 4")

