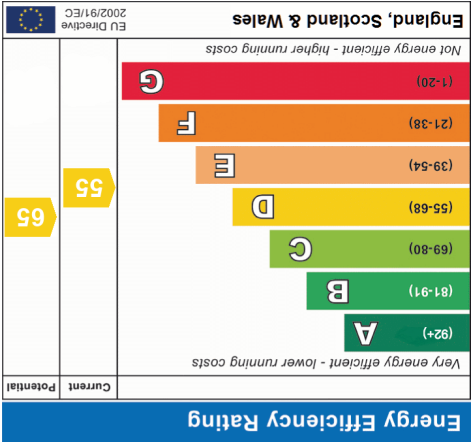
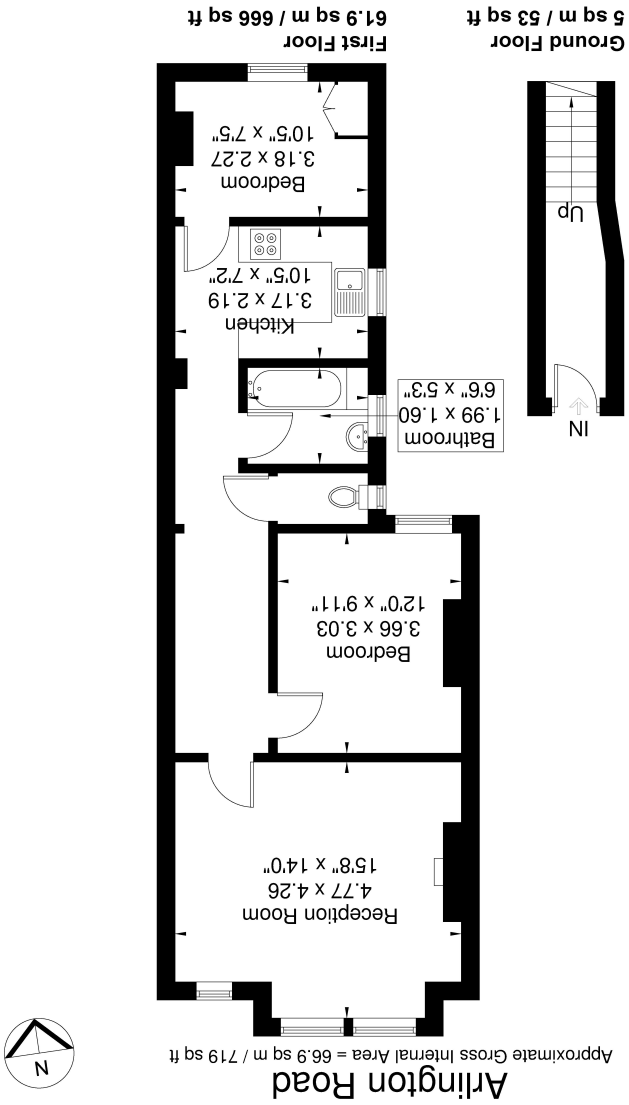




Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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44 Arlington Road, West Ealing, London. W13 8PE.

£465,000

Set on the hugely popular and highly sought-after Arlington Road in West Ealing, this attractive period property offers well-proportioned accommodation and is offered to the market Chain Free, providing an excellent opportunity for buyers looking for a straightforward purchase. A particularly notable feature is the exceptionally long lease of over 900 years, providing considerable long-term security and making this an appealing proposition for both owner-occupiers and investors alike.

The accommodation is arranged over the first floor and offers a generous reception room, two bedrooms, a separate fitted kitchen and a family bathroom. The reception room is an excellent size, measuring approximately 15'8" x 14'0", and provides ample space for both comfortable seating and dining. Large windows allow plenty of natural light into the room, creating a bright and welcoming principal living space with good proportions and flexibility for different layouts.

The separate kitchen is positioned to the rear and is fitted with a range of white wall and base units complemented by attractive timber-effect work surfaces. There is a good level of storage and preparation space, with room for a range of appliances, while the rear-facing window provides natural light and outlook.

Both bedrooms are well proportioned, with the principal bedroom measuring approximately 12'0" x 9'11" and providing plenty of space. The property also benefits from a fully tiled family bathroom with a white suite incorporating a full-size bath with shower over, wash hand basin and WC.

Arlington Road is hugely popular with buyers due to its established residential character and excellent position within West Ealing. The road offers a particularly appealing balance of attractive period housing and convenient access to the area's extensive amenities, whilst remaining within easy reach of excellent transport connections.

West Ealing station is within easy reach and provides Elizabeth line services directly towards Central London, with journey options extending through Paddington, Bond Street, Tottenham Court Road and Farringdon before continuing eastwards towards Canary Wharf .

The surrounding area offers an excellent selection of shops, cafés, restaurants and everyday amenities, with the wider attractions of Ealing also close by. Walpole Park, Ealing Broadway and the popular Pitshanger Lane area are all within convenient reach, whilst the property's location provides easy access to the wider road network and neighbouring areas including Ealing, Hanwell, Northfields and Brentford.

Combining **Chain Free status, an exceptional lease of over 900 years, generous accommodation and a highly desirable West Ealing location**, this is an excellent opportunity to acquire a well-positioned two-bedroom period property on one of the area's most sought-after residential roads.

Reception

15' 7" x 14' (4.75m x 4.27m)

Bedroom 1

12' x 9' 10" (3.66m x 3.00m)

Bathroom

6' 6" x 5' 3" (1.98m x 1.60m)

Kitchen

10' 5" x 7' 2" (3.18m x 2.18m)

Bedroom 2

10' 5" x 7' 5" (3.18m x 2.26m)

