



**FORDHOOK AVENUE  
W5**

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**£425,000**

**Ealing**



# FORDHOOK AVENUE, W5

£425,000



Open Plan  
Reception Room



Fully Fitted Kitchen



One Double Bedroom



One Bathroom



No Parking

A truly exceptional one double bedroom apartment situated on the ground floor of this impressive, newly renovated period house, offering over 400 sq ft of living space. This apartment offers luxury in every aspect, with solid engineered wood flooring throughout, double glazed windows and bespoke wardrobes, demonstrating that no expense has been spared for this property located on one of Ealing's premier, tree lined roads.

The open plan reception room boasts high ceilings and is flooded with an abundance of natural light coming through the large bay window, giving you a true sense of space and airiness. The apartment has been meticulously renovated with integrated state-of-the-art fixtures, such as a designer kitchen fully integrated with upmarket appliances, contemporary light fittings and period detailing to create an air of elegance and sophistication.

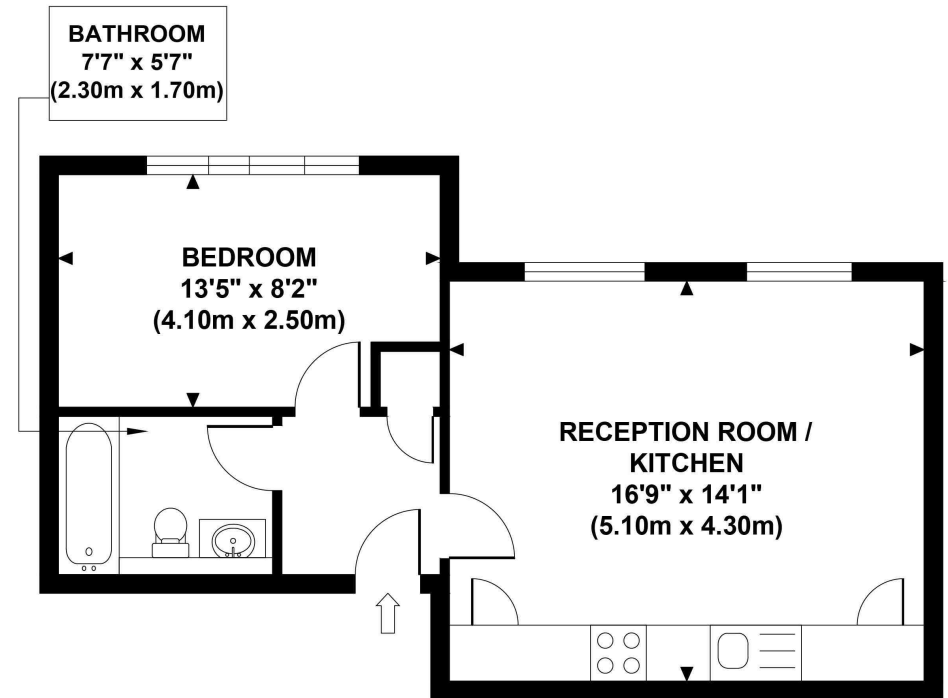
In keeping with this superior development and attention to detail the apartment further benefits from high specification media services including connections ready for Sky Q & Sky Plus HD in addition to BT, TV, DAB & FM points in the living area. Network sockets connect the living and sleeping areas and smart technology has been installed to control the video door entry system and smart heating from your mobile.

Conveniently located on a quiet residential road moments from Ealing Common Station, giving you easy access into London and Heathrow via the Piccadilly and District Lines, for motorists the A406, M4 & M40 are within easy reach. The local amenities are also a short walk away with a variety of local shops and cafés offering everything at your doorstep.

EPC RATING: C  
LOCAL AUTHORITY: London Borough of Ealing  
COUNCIL TAX BAND: E  
TENURE: Share of Freehold

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**FORDHOOK AVENUE**  
Approximate Gross Internal Area  
441 sq ft / 41.0 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 441 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards GB PRO PHOTOS.

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