Northfields

BURNS ROAD
W13

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£475,000 -Offers In Excess Of

Ealing

BURNS ROAD, W13

£475,000 - OIEO

Reception/ Dining Room	Kitchen	Two Bedrooms	Two Bathrooms	Residents Permit

Situated over two floors within this detached building is this beautiful two double bedroom conversion flat with wonderful views of the neighbourhood. Its tasteful and well-presented interiors add to its feeling of space. Further benefits include large windows that allow natural light to flood into the property, a modern fitted kitchen, a contemporary fully-tiled bathroom and a share of the freehold.

Situated moments from the wonderful array of shops, cafes and transport links available on Northfield Avenue and offering easy access to West Ealing. Northfields tube Station (Piccadilly Line -Zone 3) with excellent services to Central London and Heathrow Airport is a short walk from the flat. West Ealing train station which is to benefit from future Cross Rail is also equidistant to the property. Parking is available with a residents permit and there is easy access for motorists to both the A4/M4 and A40.

EPC RATING: D
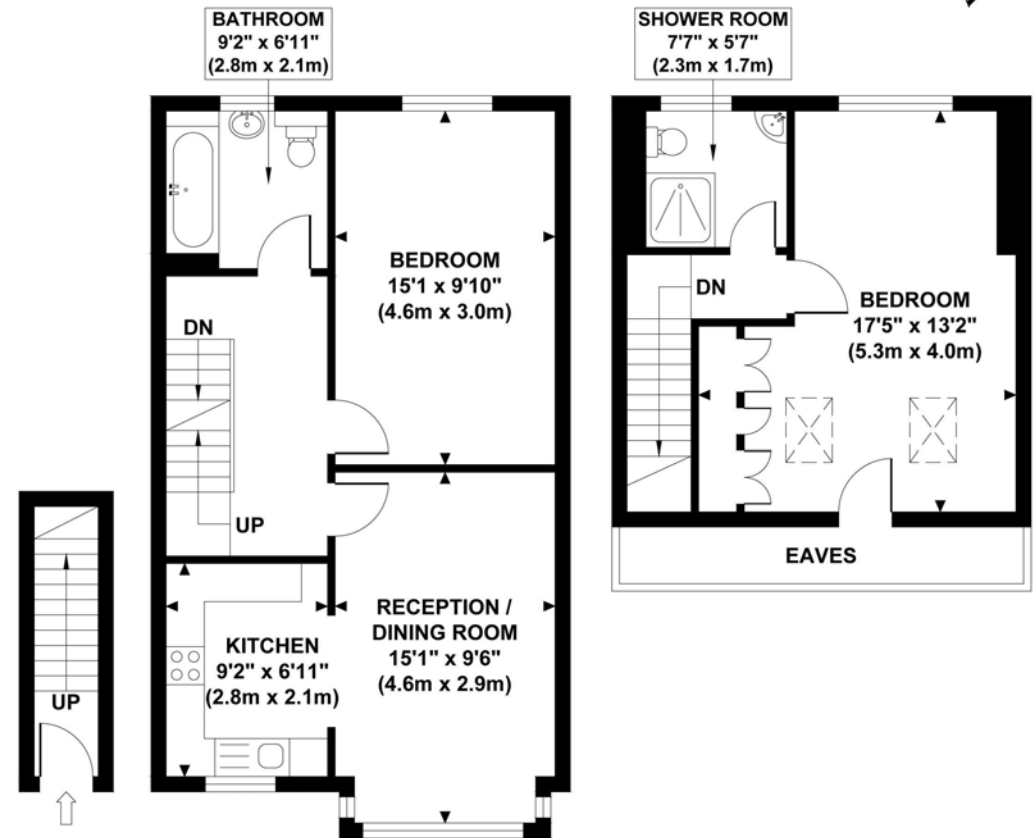LOCAL AUTHORITY: London Borough of Ealing
COUNCIL TAX BAND: C
LENGTH OF LEASE: 999 years from 7 September 2006 - Share of Freehold.

You may wish to instruct us about a related service, including: the sale and letting of residential and commercial property, the provision of mortgage and financial services, conveyancing and property management. Where you choose to use other services, Northfields or its employees may receive a fee or commission which will be disclosed to you.

BURNS ROAD
Approximate Gross Internal Area
807 sq ft / 75.0 sq m

BATHROOM
9'2" x 6'11"
(2.8m x 2.1m)

SHOWER ROOM
7'7" x 5'7"
(2.3m x 1.7m)

BEDROOM
15'1 x 9'10"
(4.6m x 3.0m)

DN

BEDROOM
17'5" x 13'2"
(5.3m x 4.0m)

DN

EAVES

UP

KITCHEN
9'2" x 6'11"
(2.8m x 2.1m)

RECEPTION / DINING ROOM
15'1" x 9'6"
(4.6m x 2.9m)

UP

GROUND FLOOR GROSS INTERNAL FLOOR AREA 32 SQ FT

FIRST FLOOR GROSS INTERNAL FLOOR AREA 529 SQ FT

SECOND FLOOR GROSS INTERNAL FLOOR AREA 279 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.
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