



 **2**
Bedrooms

 **1**
Bathroom

LS06 PFX



2 bed ground floor purpose built flat
lounge
kitchen
bathroom
gas central heating
metal framed double glazing
Lease approx 115 years remaining
Service Charge approx £1850 per annum
Ground Rent approx £300 per annum
no chain
RECENTLY DECORATED

alexandra park is pleased to offer this two bed ground floor purpose built flat in this popular location off Gunnersbury Ave with Ealing Common Piccadilly Line Underground Station nearby. The property comprises: lounge, kitchen, bathroom, separate wc, gas central heating, metal framed double glazing, allocated parking & lounge/kitchen patio doors to communal garden. Lease approx 115 years remaining. Service Charge approx £1850 per annum. Ground Rent approx £300 per annum. No Chain. RECENTLY DECORATED

entrance

metal framed double glazed front door to:

hallway

built in storage cupboard, tiled floor, doors to:

lounge *5.2m x 3.1m (17' 1" x 10' 1")*

metal framed rear aspect double glazed window, wood effect laminate flooring, radiators, metal framed double glazed patio door to communal garden

kitchen *3.1m x 2.8m (10' 0" x 9' 0")*

comprising: range of wall units with matching base units with laminated worktops, inset stainless steel single bowl single drainer sink unit with mixer tap, built in oven with electric hob & extractor over, plumbing & space for washing machine, space for fridge/freezer, concealed wall mounted gas central heating boiler, tiled floor, radiator, metal framed rear aspect double glazed window, metal framed double glazed patio door to communal garden

bedroom 1 *4m x 2.7m (13' 1" x 8' 12")*

metal framed rear aspect double glazed window, built in cupboard, wood effect laminate flooring, radiators

bedroom 2 *2.8m x 2.5m (9' 0" x 8' 1")*

metal framed rear aspect double glazed window, built in wardrobe, wood effect laminate flooring, radiator

bathroom

white suite comprising: panelled bath with shower/filler mixer taps, vanity wash hand basin, heated towel rail, metal framed rear aspect frosted double glazed window

separate wc

white suite comprising: low level close couple wc, tiled floor, metal framed rear aspect double glazed window

