

# ANDERSON KNIGHT

£389,500  
Clayponds Avenue, TW8



 2  
Bedrooms

 1  
Bathroom

62 South Ealing Road | [info@anderson-knight.co.uk](mailto:info@anderson-knight.co.uk)

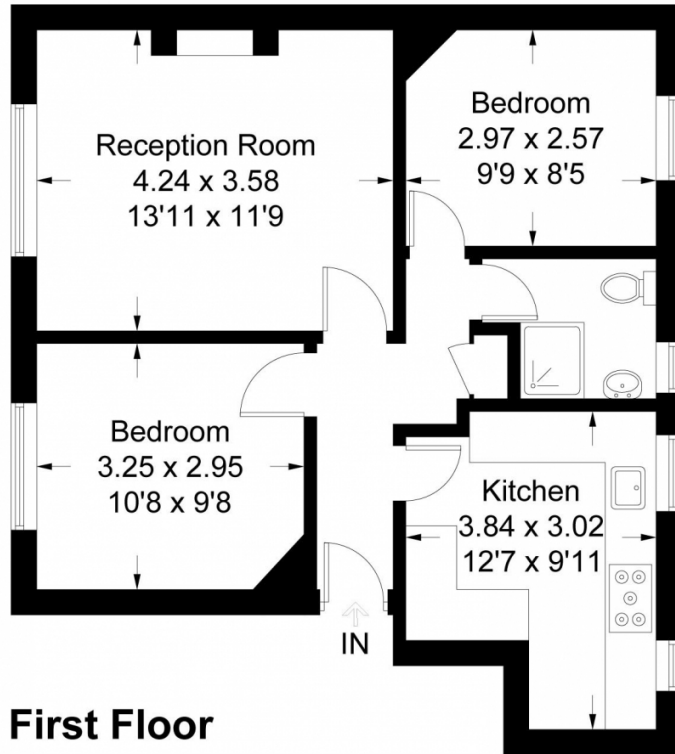
0208 847 3003



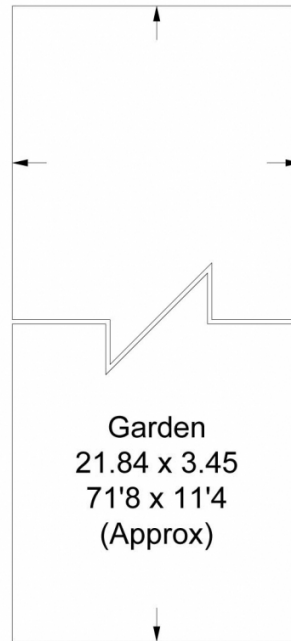
**Viewings Highly Advised. Spacious Two Bedroom Flat. Private Garden. Excellent Transport Links. Ten Minutes Walk to South Ealing Station. Separate Fully Fitted Kitchen. Separate Living Room.**

## Clayponds Avenue, TW8

Approximate Gross Internal Area = 52.9 sq m / 570 sq ft



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. [www.london58.com](http://www.london58.com) © 2021 hello@london58.com