



Winkworth

Hastings Road, W13

£475,000 *Leasehold*



This well-proportioned apartment extends to approximately 796 sq ft (73.97 sq m) and is presented in reasonably good condition throughout, offering bright and versatile accommodation ideal for first-time buyers, professionals, small families or investors. The property comprises a spacious reception room providing an excellent space for relaxing and entertaining, alongside a separate fitted kitchen with ample worktop and storage space.

KEY FEATURES

- Three Bed
- First Floor
- Minutes from West Ealing & Broadway



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION

There are two generous double bedrooms, complemented by a well-proportioned office or nursery, offering flexibility for those working from home or requiring additional family space. The apartment also benefits from a useful storage room, adding valuable practicality to the layout.

Further accommodation includes a family bathroom and a separate WC, enhancing convenience for everyday living. In addition, the property benefits from a loft space currently used for storage, providing further practical storage options. The property will also be sold including the existing white goods, offering added convenience for the new owner. Offering well-balanced accommodation and excellent functionality throughout, this is a comfortable home ready to move into while still providing scope for a purchaser to personalise over time.

LOCATION

Ideally situated on Hastings Road in the heart of West Ealing, the property enjoys excellent transport links and a wide range of local amenities. Ealing Broadway Underground Station (Elizabeth, Central and District lines) is approximately 0.7 miles away, while South Ealing Underground Station (Piccadilly line) is approximately 0.9 miles from the property, providing convenient access into Central London and beyond.



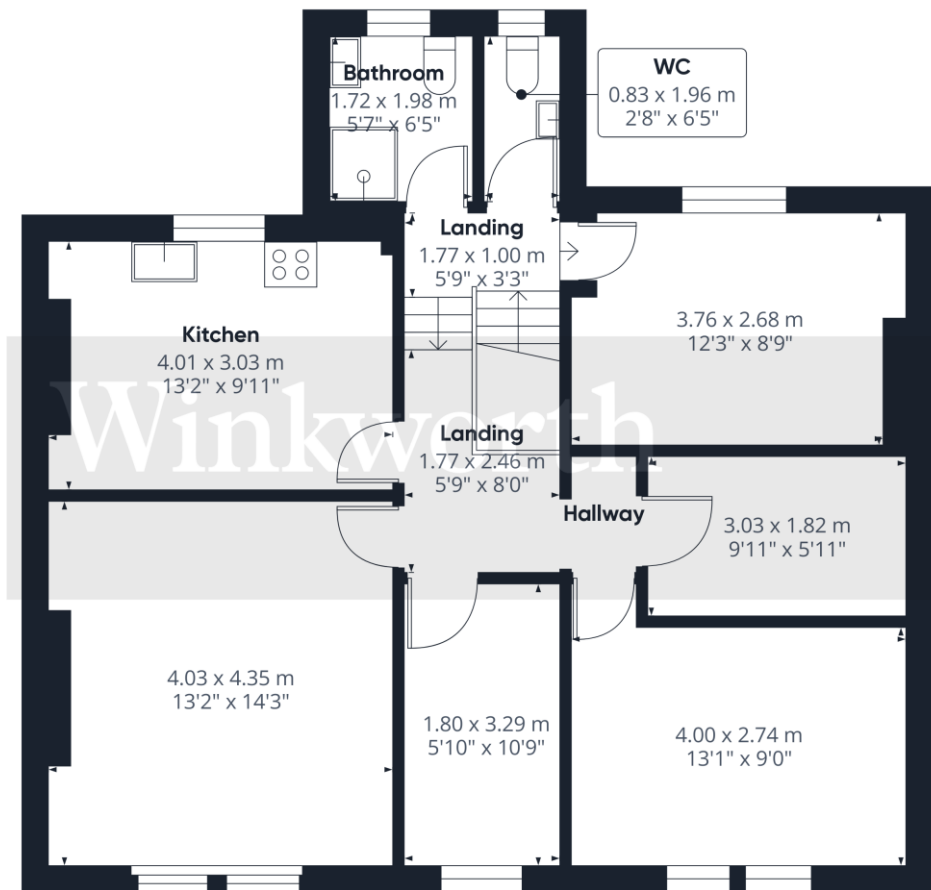


MATERIAL INFO

Tenure: Leasehold
Term: 145 years approx.
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: D
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate total area¹⁾
73.97 m²
796.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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