



Freeland Road, W5

OIEO £350,000 *Leasehold*



This well-presented top-floor one-bedroom flat offers just under 600 sq. ft. of bright and versatile living space. The property features a spacious open-plan kitchen and reception area, a well-sized bedroom with built-in cupboards, and a modern bathroom, all maintained to a high standard. A key highlight is the extensive eaves storage surrounding the flat, providing exceptional practicality. Residents also enjoy access to a communal garden and the option for parking permits, making this an ideal home for first-time buyers or professionals seeking space, comfort, and convenience.

KEY FEATURES

- One Bed
- Communal Gardens
- Permitted parking
- Top Floor Flat



Ealing & Acton

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DESCRIPTION

This bright and well-presented top-floor one-bedroom flat offers just under 600 sq. ft. of internal space, combining character, comfort, and practicality.

The property features a spacious open-plan kitchen and reception area, ideal for modern living and entertaining. The well-proportioned bedroom includes built-in wardrobes, while the bathroom is smartly designed and maintained to a good standard.

A standout feature of this property is the extensive eaves storage that surrounds the flat, providing an abundance of concealed space rarely found in one-bedroom homes.

Residents also benefit from access to a well-kept communal garden, perfect for relaxing outdoors, and the option of resident parking permits, adding to the property's convenience.

Presented to the market in well-maintained condition, this charming home would make an ideal first-time purchase or investment opportunity.





LOCATION

The property sits on Freeland Road in the W5 3HR postcode area, located within the vibrant and leafy borough of Ealing in West London. The street is a quiet, tree-lined residential road featuring a mix of attractive period architecture and modern conversions, set a short stroll from the bustling shops, cafés and amenities of the nearby Ealing Broadway town centre.

Residents enjoy excellent connectivity: the nearest Tube station is Ealing Common tube station (on the Piccadilly and District lines) which is approximately 0.25 miles away.

Also within about 0.5 miles is Ealing Broadway station, offering further rail and Elizabeth Line connections.

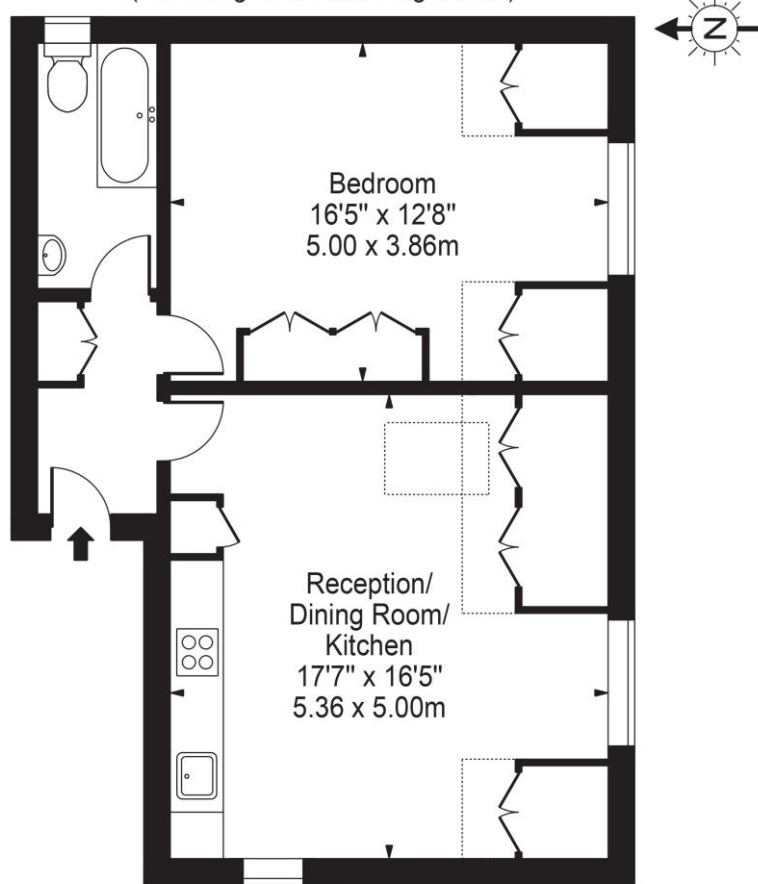
In short, the location combines the calm of a residential street with the convenience of central-London links and strong local amenities.



Freeland Road, W5

Approx. Total Internal Area 596 Sq Ft - 55.37 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 487 Sq Ft - 45.24 Sq M
(Excluding Restricted Height Area)



Second Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

MATERIAL INFO

Tenure: Leasehold

Term: 102 years and 2 months

Service Charge: £1,000 per annum (subject to increase)

Ground Rent: £250 per annum (subject to increase)

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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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