



EGERTON GARDENS, LONDON, W13

£1,250,000 FREEHOLD

A VERY WELL PRESENTED FIVE BEDROOM HOUSE IN THIS HIGHLY POPULAR ENCLAVE OF WEST EALING

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DESCRIPTION:

The property has been freshly decorated and recarpeted throughout, and is an ideal family home with a large eat-in kitchen to the rear with doors leading out to the garden, and a really good sized reception room at the front. There is an abundance of storage space, a downstairs WC and off street parking for one car. Upstairs there are four bedrooms and a family bathroom on the first floor, and a master bedroom with ensuite shower room in the converted loft.



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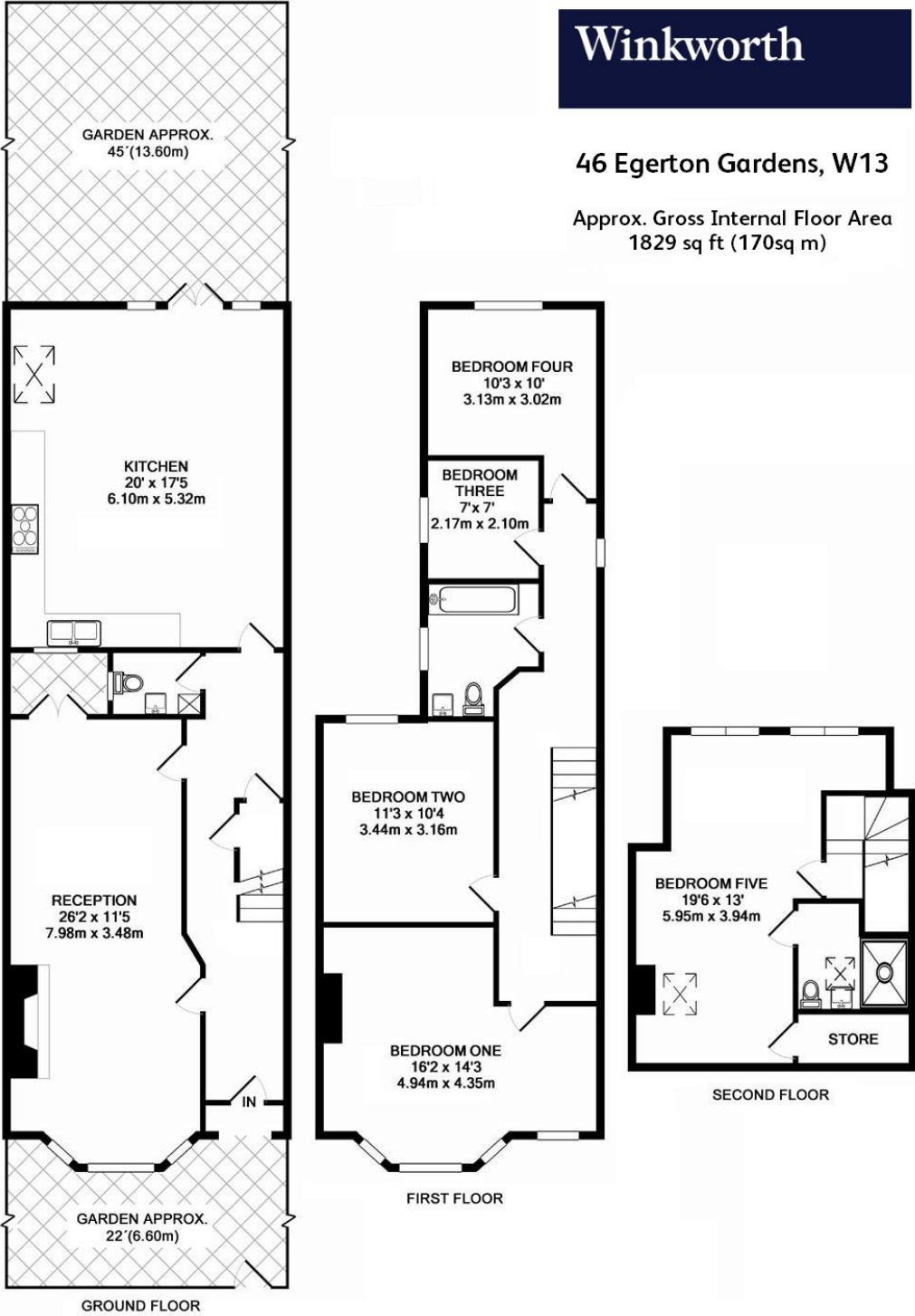


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46 Egerton Gardens, W13

Approx. Gross Internal Floor Area
1829 sq ft (170sq m)



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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