



HELLIWELL & CO
ESTATE AGENTS

Woodstock Avenue, Ealing, W13
Offers In Excess Of £425,000





🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

Luxurious two double bedroom second floor period conversion flat offered with Share of Freehold, on a sought after road in Northfields. The property has been recently refurbished and is finished to a high standard with tasteful neutral decoration throughout.

Comprising of a generous sized open plan reception/kitchen with large bay window allowing plenty of natural light. A fully fitted kitchen with high spec integrated appliances, ample storage and breakfast bar. Two double bedrooms and contemporary family bathroom with bath and shower, chrome 'Grohe' fittings and designer tiles. Further benefits include beautiful herringbone flooring throughout with exception to the bedrooms which are newly carpeted, loft storage with access ladder and integrated media wiring for advanced home entertainment.

Situated on a highly sought after residential road, this beautiful home is a short walk from Northfields & Boston Manor Tube station (Piccadilly line) providing access in and out of London, a selection of local shops, cafes, restaurants and Ofsted rated outstanding Fielding Primary school & Elthorne High school. The green spaces of Lammas and Elthorne parks are also nearby.


Ground rent: N/A

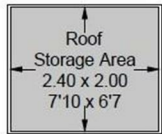
Service charge: N/A

- Two double bedrooms
- Catchment of ofsted rated outstanding schools
- Close to Northfields Tube Station
- Ground Rent: N/A
- Council Tax Band: C
- No onward chain
- Newly refurbished throughout
- Share of Freehold: 999 years
- Service Charge: N/A

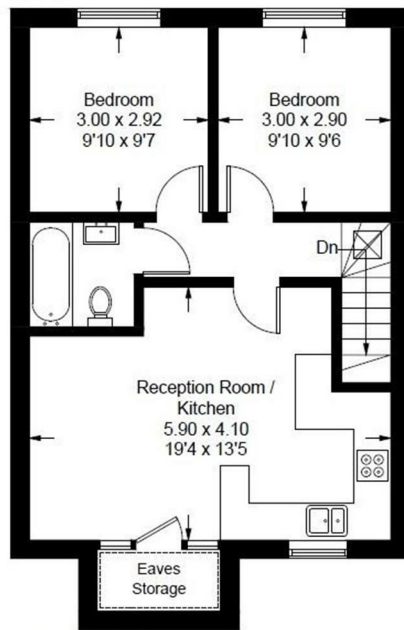
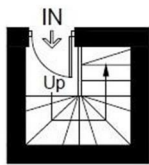
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Approximate Gross Internal Area = 51.6 sq m / 556 sq ft
(Excluding Roof Storage / Eaves Storage / Reduced Headroom)
Eaves Storage / Reduced Headroom = 2 sq m / 21 sq ft
Total = 53.6 sq m / 577 sq ft

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



First Floor
30 sq ft / 2.8 sq m

Second Floor
547 sq ft / 50.8 sq m
(Including Reduced Headroom)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID794307)

