







🛏 1 Bedrooms | 🛋 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current D

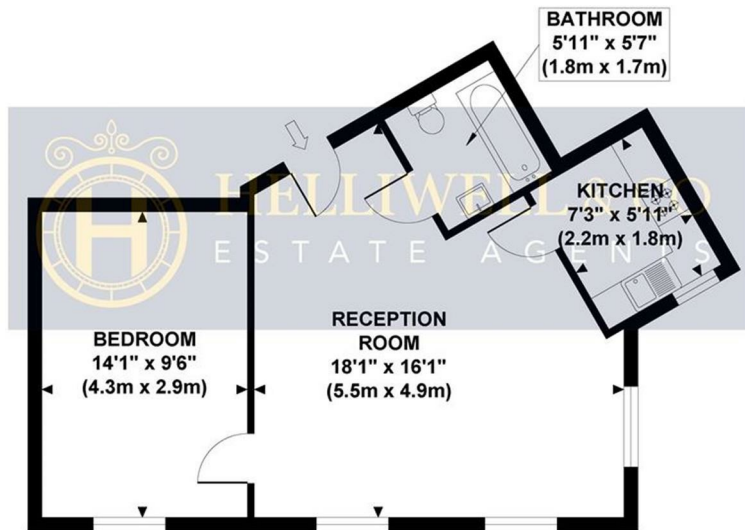
This luminous, expansive apartment offers an excellent opportunity for first time buyers and investors. Boasting well over 450 square feet, this unique and brilliantly-located flat comprises generous lounge, charming double bedroom, well-equipped separate kitchen, modern bathroom and also benefits from a long lease.

Little Ealing Lane is ideally located for access to both South Ealing (Piccadilly Line) and Northfields (Piccadilly Line) tube stations, as well as multiple local shops, cafes and restaurants. The beautiful open spaces of Lammas and Gunnersbury Parks are also close by.

- Expansive Apartment
- Fantastic Location
- No Onward Chain
- Ground Rent: £150 (Review: 25 Years)
- Council Tax Band: C
- Excellent Transport Links
- Over 450 SQ FT
- Leasehold: 115 Years
- Service Charge: £1,072.99 (Review: Annual)

THE QUADRANT

Approximate Gross Internal Area
466 sq ft / 43.3 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 466 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

