











🛏️ 3 Bedrooms | 🛋️ 1 Receptions | 🚿 2 Bathrooms | 📊 EPC Current D

**\*\*Water Rates Included\*\*** - Over 2,200 SQ.FT - Huge Ground Floor Flat - Bright and Spacious - Three Bedrooms - Large Reception Room - Ideal for a Family or Professional Sharers - Private Rear Garden - Off Street Parking - Part Furnished - Available Now.

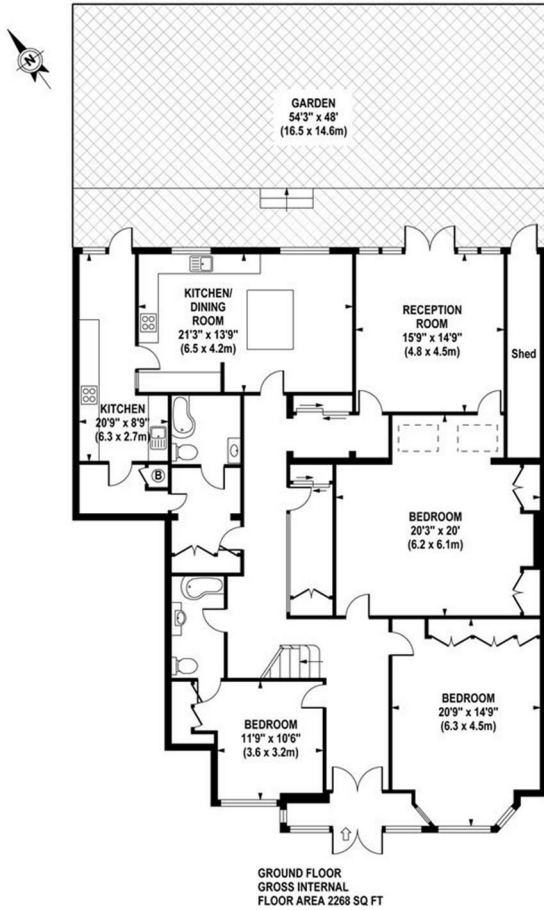
Occupying the entire ground floor of this imposing detached property, this bright and spacious flat is offered to the market part furnished and is available now. With its own private entrance, the receiving hallway leads through to a large reception room which has direct access to a well maintained garden, a fantastic master bedroom with a charming bay window and built in wardrobes, two further double bedrooms, one of which has its own en suite shower room, an additional shower room and a modern kitchen with ample space for dining, a breakfast bar and integrated appliances. With attractive wooden flooring throughout, the property further benefits from a private rear garden, a large shed, mass amounts of storage space and gas central heating.

This property is situated in a fantastic part of North Ealing, as it is ideally located for access to both North Ealing (Piccadilly line) and Ealing Broadway (Central and District lines, mainline and future Crossrail) tube stations, as well as multiple bus routes, local amenities and numerous bars, cafes and restaurants.

- Over 2,200 SQ.FT.
- Private Entrance
- Two Shower Rooms
- Holding Deposit: £669.00 (1 weeks rent)
- Council Tax Band: E
- Ground Floor Flat
- Three Bedrooms
- Off Street Parking
- Security Deposit: £3346.15 (5 weeks rent)
- Long Let 12-24 months

**HANGER LANE**

Approximate Gross Internal Area 2268 sq ft / 210.7 sq m  
(Including Shed)



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

