







 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

Nestled on South Ealing Road in the desirable area of Ealing W5, this charming Share of Freehold, one bed, ground floor flat presents an excellent opportunity for both first-time buyers and investors. The property features a well-proportioned bedroom, a comfortable reception room, and a modern bathroom, making it an ideal space for relaxed living. The flat also enjoys access to well-maintained communal garden and includes an allocated parking space.

Set back from South Ealing Road, Nickelby House is situated perfectly between South Ealing (Piccadilly Line) and Ealing Broadway (Elizabeth Line, District Line, Central Line & GWR), with an abundance of shops, restaurants and bars nearby. Lammas Park is a stone's throw away, perfect for picnics in the summer and brisk walks in the winter.

- Purpose Built
- Ground Floor
- Allocated Parking Space
- Peppercorn Ground Rent
- Communal Gardens
- No Onward Chain
- Centrally Located
- Tenure: Share of Freehold (995 years)
- Service Charge: £800.00pa
- Council Tax Band: C

NICKELBY HOUSE

Approximate Gross Internal Area
423 sq ft / 39.0 sq m



**SHOWER
ROOM**
6'11" x 6'3"
(2.1m x 1.9m)

**RECEPTION /
DINING ROOM**
16'1" x 9'6"
(4.9m x 2.9m)

BEDROOM
10'10" x 9'2"
(3.3m x 2.8m)

KITCHEN
9'6" x 5'7"
(2.9m x 1.7m)

**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 423 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 mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

