

2 Bed Flat In Broughton Court , London, W13 8QN

£359,000





SHORT DESCRIPTION

Property Ref: 12209 Charming 2-Bedroom Flat in West Ealing, London Introducing a Stunning Urban Retreat Location: Nestled in the heart of the vibrant West Ealing neighborhood, this beautifully appointed 2-bedroom flat offers the perfect blend of contemporary living and city convenience. Situated in the leafy suburbs of West London, you'll enjoy the best of both worlds - a peaceful residential area with easy access to the bustling city center. Property Highlights: 1. Spacious Living Areas: Step into this light-filled sanctuary, where a generously sized living room welcomes you with its warm ambiance, perfect for entertaining or simply relaxing after a long day. Natural light streams through large windows, enhancing the sense of space and tranquility. 2. Modern Kitchen: The well-appointed kitchen boasts modern appliances, sleek cabinetry, and ample counter space. Whether you're a gourmet chef or prefer quick and easy meals, this kitchen is designed to accommodate your culinary needs. 3. Two Comfortable Bedrooms: The flat features two cozy bedrooms, each offering a peaceful retreat for a good night's sleep. The master bedroom is particularly spacious and includes built-in storage. 4. Contemporary Bathroom: The stylish bathroom is equipped with contemporary fixtures and a bathtub, providing a perfect spot for relaxation and rejuvenation. 5. Outdoor Space: Enjoy fresh air and a touch of greenery in the communal garden, a tranquil oasis in the heart of the city. 6. Convenience at Your Doorstep: With excellent transport links, including West Ealing Station just a short walk away, commuting to central London is a breeze. You'll also find a wide range of amenities, shops, restaurants, and parks within easy reach. 7. Ideal for First-Time Buyers or Investors: This flat is perfect for first-time buyers looking to establish themselves in a desirable London neighborhood or for savvy investors seeking a lucrative rental property in a sought-after location. 8. Well-Maintained Building: The property is part of a well-maintained building, offering security and peace of mind to its residents. Don't Miss Out! This 2-bedroom flat in West Ealing presents an opportunity to own a stylish urban residence in one of London's most up-and-coming neighborhoods. Whether you're looking for your dream home or a smart investment, this property ticks all the boxes. Arrange a viewing today to experience the unique charm and comfort of this lovely flat firsthand. Disclaimer: All information provided is deemed reliable but not guaranteed and should be independently verified. Measurements and details are approximate and for illustrative purposes only.. Property Type: Flat Full selling price: £359000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 89 Yearly Ground Rent Cost: £300.00 Yearly Management Cost: £3937.00 Council tax band: B EPC rating: C Measurement:707.2 sq.ft. Outside Space: Communal Garden Parking: Communal Heating Type: Electric Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

1

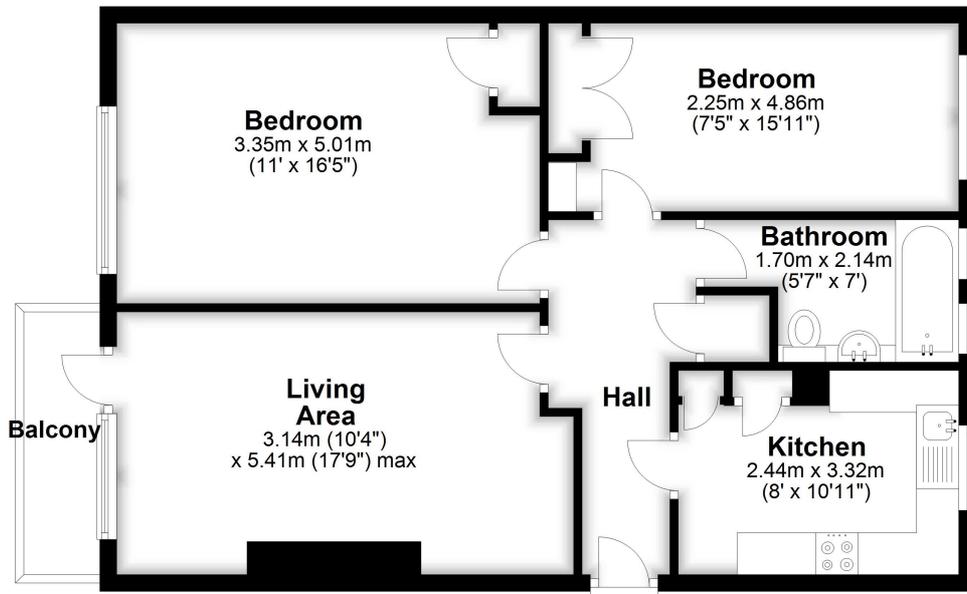
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

First Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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