



Beautifully presented split level flat with excellent entertaining space

Essex Road, London, W3

Share of Freehold



- 3 bedrooms • reception room • kitchen • family bathroom • shower room • split level • first & second floor
- 115.26 sq m (1,241 sq ft)

Location

Enviably located within close proximity of the proposed Crossrail at Acton Mainline Station (proposed 23 minutes to Canary Wharf), Essex Road is a wide residential road flanked in pretty architecture. There is immediate convenient local amenity with a small supermarket nearby, and the shops, bars and restaurants of the trendy Churchfield Road are within easy reach. With road access to the A40, there is also excellent access in to central London.

Description

This beautifully refurbished split level flat offers generous accommodation over 2 floors.

The first floor boasts a beautiful reception room which is located at the front of the property opening up into the generously sized kitchen / dining room with modern appliances throughout. This open plan space is awash with natural light on either side with superb high ceilings, ideal for both entertaining and everyday living. The reception space features original wooden flooring and shelving either side of the gorgeous fireplace.

There is a stylish bathroom with a walk in shower on this level which also included the washer / dryer and the boiler.

The second floor provides three good sized bedrooms arranged around a welcoming landing area with space for shelving and sitting. The principle bedroom has fitted wardrobes either side of the chimney breast and allows a tranquil space at the rear. The two further bedrooms at the front are a good size, the larger of which with a fitted wardrobe.

There is a fabulous family bathroom which includes a roll top bath with a shower above and ample storage with painted wooden floors

Overall this flat exudes style and is ideal for young professionals and family alike, looking to make the most of the local amenity and transport links.



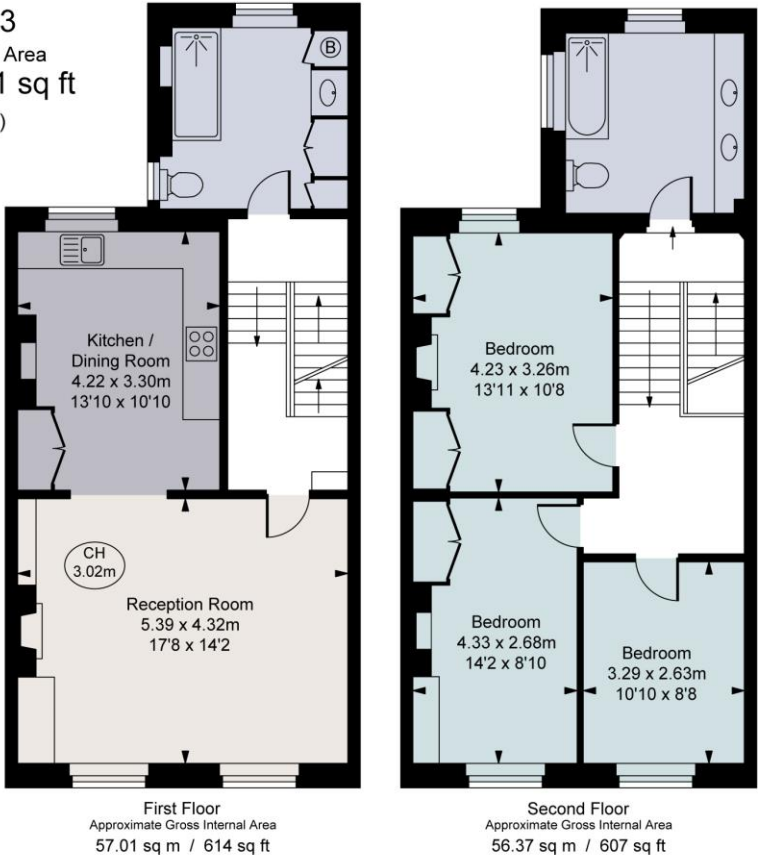
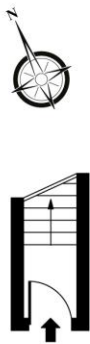


25 Essex Road, London, W3
Gross Internal Area 1241 sq ft, 115.3 m²

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Essex Road, W3
Approximate Gross Internal Area
115.26 sq m / 1,241 sq ft
(CH = Ceiling Heights)



Tenure
Share of Freehold

Local Authority
London Borough of Ealing

Energy Performance
EPC = E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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