



A characterful two bedroom cottage

Kerrison Villas, London, W5 5NN

Freehold



Characterful cottage • Many charming original features • Two double bedrooms • Lovely rear garden • 0.6 miles to Ealing Broadway Station

Local Information

Kerrison Villas is a prime Ealing residential road located conveniently to Walpole and Lammas Parks and is just 0.5 miles to Ealing Broadway Station offering Underground (District and Central lines) and mainline services (Great First Western) to London Paddington and the west and Heathrow Connect. The proposed Crossrail service will dramatically reduce commuting times into central London. South Ealing station (Piccadilly line) offers easy access into London or out towards Heathrow.

About this property

A charming two bedroom cottage having retained many charming original features and situated in a pleasant location which is convenient for the extensive amenities of Ealing.

The accommodation which is very well presented throughout in brief comprises: Entrance lobby, bay fronted reception room with feature fireplace. Dining room also with fireplace and useful under stairs storage. There is also a separate kitchen with integrated appliances and family shower room, both of which being tastefully appointed. The first floor features two double bedrooms, the principle one offering a modern en suite bathroom with separate shower. There is also useful loft space which provides

the potential to extend into, subject to the usual consents.

Another wonderful feature of this appealing property is the low maintenance and enclosed rear garden, ideal for entertaining.

Tenure

Freehold

Local Authority

Ealing

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Ealing Office.
Telephone: +44 (0) 208 018 7100.





Kerrison Villas, London, W5
Gross Internal Area 972 sq ft, 90.3 m²



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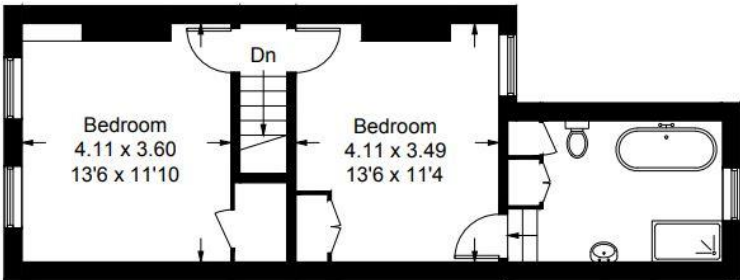
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Kerrison Villas, W5

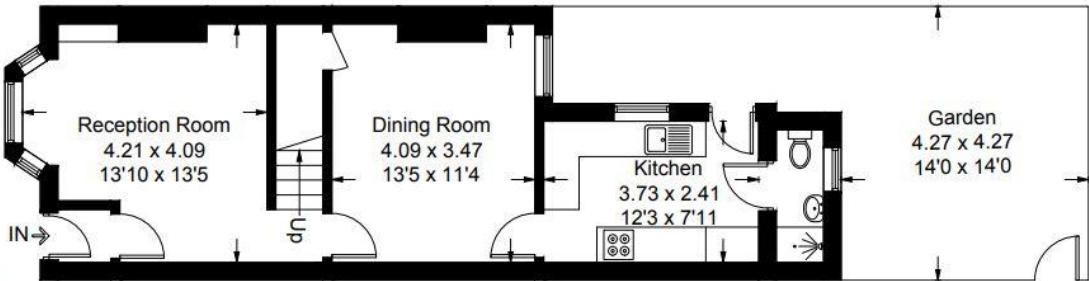
Approximate Gross Internal Area = 90.3 sq m / 972 sq ft



First Floor



Ground Floor



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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