



## **SUPERB ONE BEDROOM FLAT CLOSE TO EALING BROADWAY**

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CARILLON COURT, LONDON W5 3SX

**Leasehold**



## CENTRALLY LOCATED WITHIN A DEVELOPMENT

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### CARILLON COURT LONDON W5 3SX

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1 bedroom ♦ kitchen/reception room ♦  
bathroom ♦ ground floor ♦ allocated  
parking space ♦ 398 sq ft (37 sq m) ♦  
EPC rating = B

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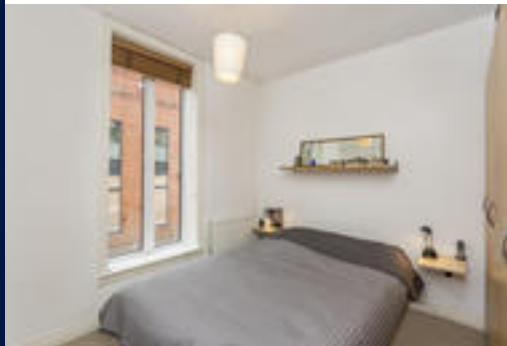
#### **Situation**

Carillon Court is situated on Oxford Road, located in the heart of the Ealing Broadway. The flat offers easy access to Ealing Broadway Underground Station (District Line, Central Line, Heathrow Connect, Great Western Rail service and, expected from May 2018, Crossrail) and Ealing Common Underground Station (District and Piccadilly Line) are both close by as well as multiple bus routes. The flat has easy access both in and out of London via the A40, A4 and M4. The green spaces of Ealing Common, Walpole Park and Haven Green are nearby.

#### **Description**

The open-plan kitchen/reception room is flooded with natural light from a large window overlooking the communal gardens. The bedroom is to the back of the flat and there is a bathroom with a shower over the bath. The flat also benefits from a gated off-street parking space.



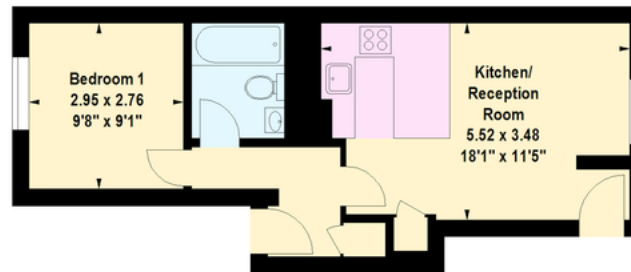


# Carillon Court, Oxford Road, W5



Gross internal area (approx)  
37 sq.m (398 sq.ft)

For Identification Only. Not To Scale.  
© Mays Floorplans



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
10 (A+)	A		
81-91	B	84	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	