



Olive Road, W5 4JH

£323



KEY FEATURES:

- Studio flat
- 2 minute walk from South Ealing Station
- EPC Rating: C
- Ealing Council, Council Tax Band C
- Available Now

Nestled on the charming Olive Road, this delightful studio house offers a unique opportunity for those seeking a compact yet comfortable living space. The studio layout maximises the use of space, providing a versatile area that can be tailored to your personal style and needs. Natural light floods the room, creating a warm and inviting atmosphere that makes it feel like home.

Situated in a desirable location, Olive Road boasts a friendly community and convenient access to local amenities. Whether you are in search of shops, parks, or transport links, everything is just a stone's throw away, making this property an ideal choice for those who value convenience and accessibility.

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SHOWER ROOM
4'9 x 3'9
(1.5m x 1.1m)

STUDIO/
KITCHEN
12'2 x 11'8
(3.7m x 3.6m)

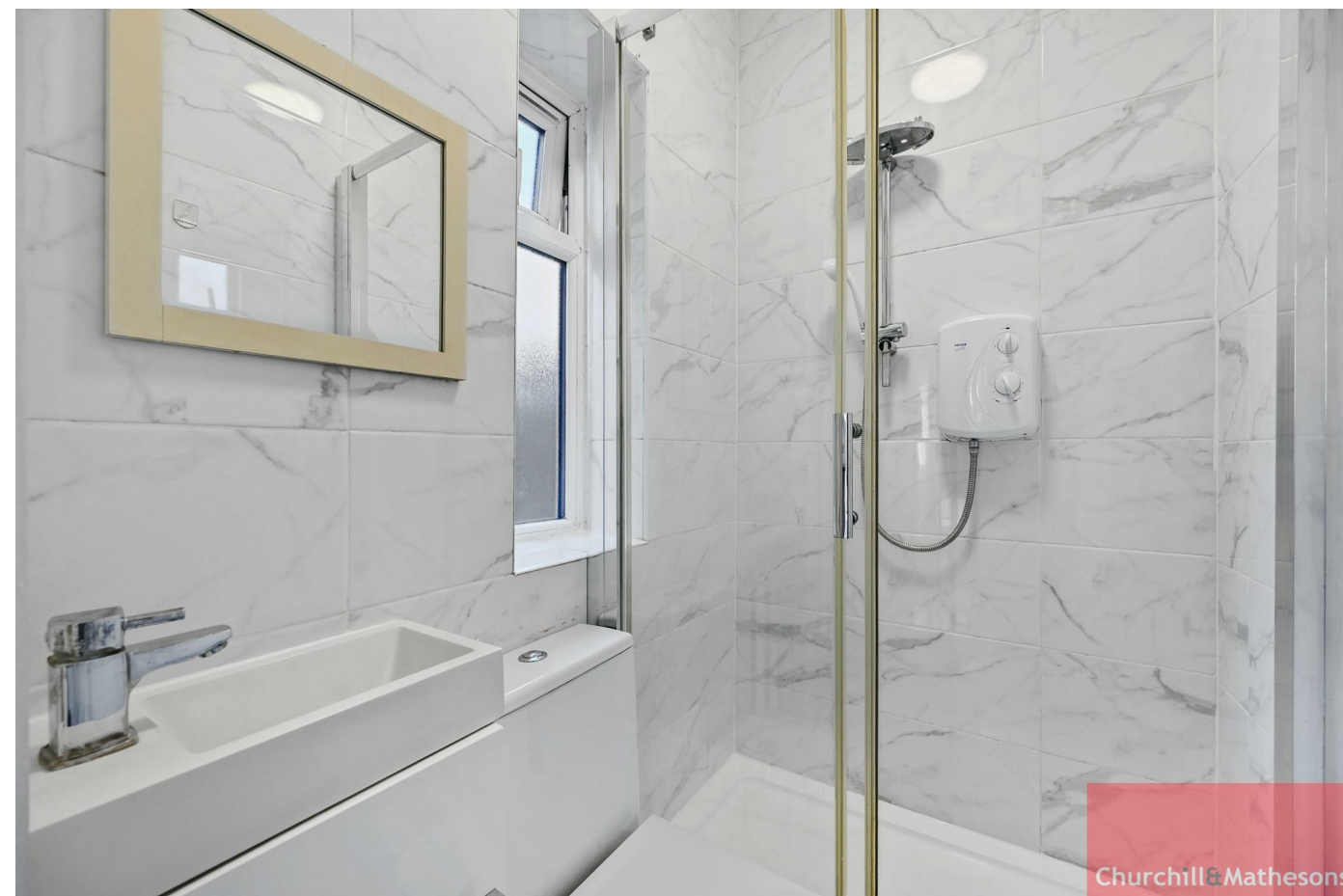
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 161 SQ FT

Churchill & Mathesons

APPROX. GROSS INTERNAL FLOOR AREA: 161 SQ FT/ 15 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.