



# QUILLIAM

Sawyers Lawn  
London

- No Onward Chain
- Two Double Bedrooms
- Spacious Reception Room
- Kitchen
- EPC - TBC
- Garage

- Charming Rear Garden
- Free Street Parking
- Drayton Green Station Circa 3 Min Walk
- West Ealing Station Circa 13 Min Walk

**£500,000**

**Freehold**





## Property Description

Nestled in the charming area of Sawyers Lawn, London, this delightful terraced house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room that welcomes you with warmth and light, making it an ideal space for both relaxation and entertaining guests.

With no onward chain this property is an excellent opportunity for first-time buyers or those looking to invest, combining modern living with a welcoming atmosphere.

The house features two double bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient. For those who appreciate outdoor space, the garden offers a lovely retreat, perfect for enjoying the fresh air or hosting summer gatherings.

Parking is made easy with a dedicated space for one vehicle, and the added benefit of a garage provides extra storage or potential for a workshop. The location is particularly advantageous, being in close proximity to Drayton Green Station, which offers transport links for commuting or exploring the vibrant city of London.

# Accommodation

<b>Porch</b>	
<b>Reception Room</b>	
19'0" x 11'9"	
<b>Kitchen</b>	
11'9" x 7'10"	
<b>Bedroom One</b>	
11'9" x 10'5"	
<b>Bedroom Two</b>	
11'9" x 8'10"	

<b>Bathroom</b>	
7'2" x 5'6"	
<b>Garden</b>	
27'2" x 14'1"	
<b>Garage</b>	
18'0" x 7'2"	



## Property Information

We have been informed by our Vendor of the following information:

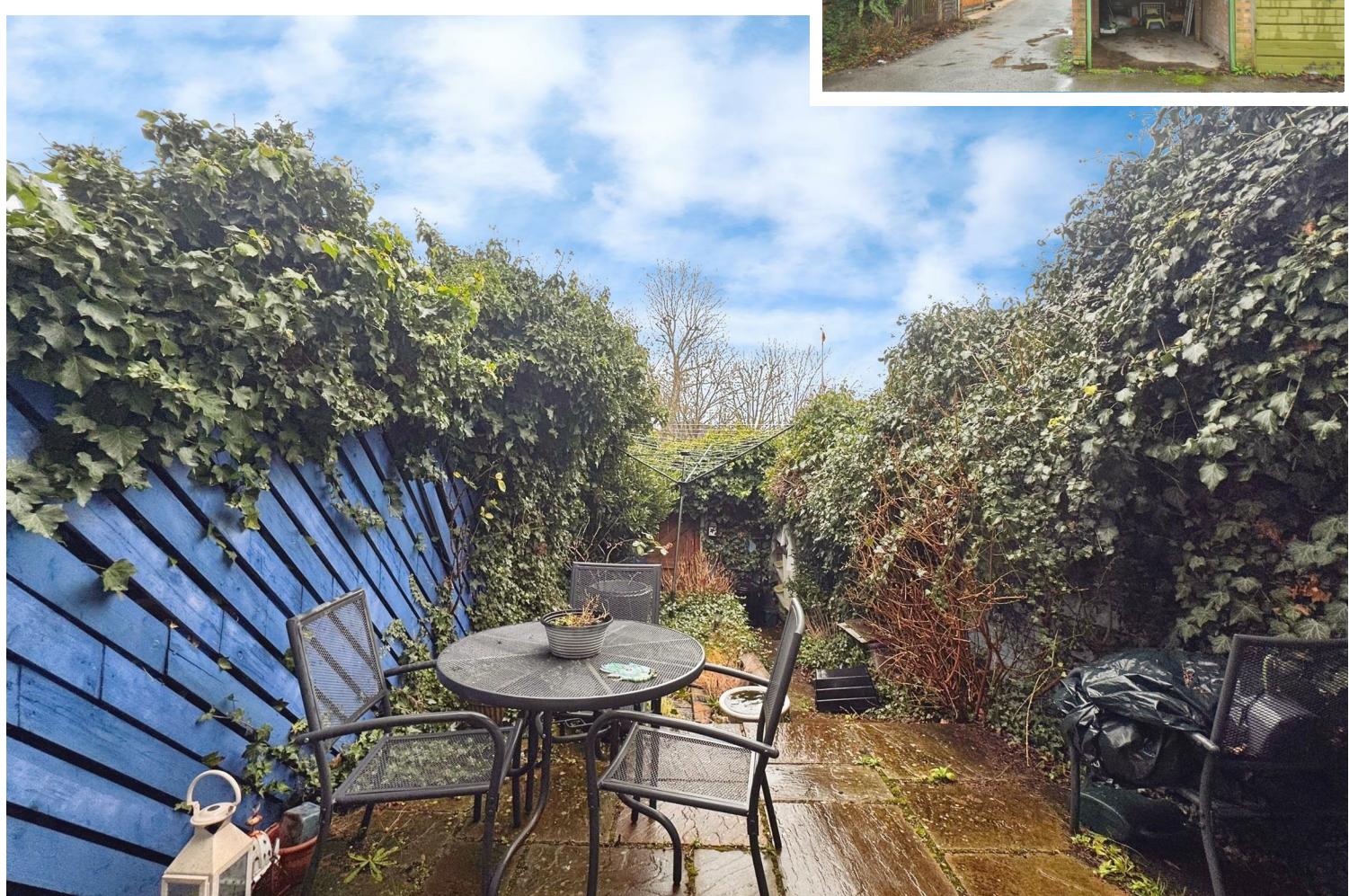
Tenure: Freehold

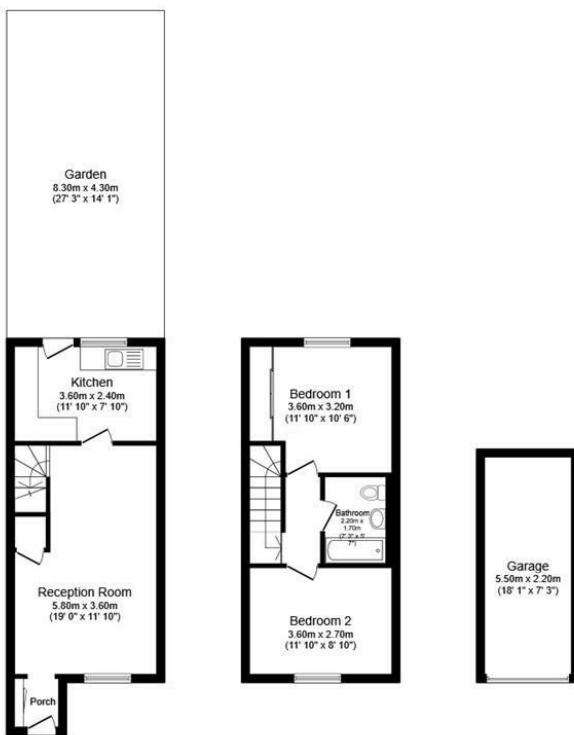
London Borough of Ealing Council Tax Band: D

Council Tax Payable for 2025/26 £2,085.82 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: A private Garage is included in the property and street parking is available with no permit required





**Ground Floor**

Floor area 31.4  
sq.m. (338 sq.ft.)

**First Floor**

Floor area 29.9  
sq.m. (322 sq.ft.)

**Garage**

Floor area 12.1  
sq.m. (130  
sq.ft.)

**Total floor area: 73.4 sq.m. (790 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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		

**QUILLIAM**  
Since 1999

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements