



**26 Creighton Road  
London, W5 4SJ**

**£3,500 PCM**

We are pleased to present this family 3 bedroom house located in the heart of South Ealing. The property benefits from new kitchen with direct access onto the private rear garden, two separate reception rooms, downstairs WC, double glazed windows, gas central heating and small outside storage. To the first floor you have three bedrooms and a modern bathroom/wet room. The property is ideally located for well regarded schools including Grange & Mount Carmel and excellent transport links including South Ealing station. The property is partly furnished, available from the 10th of July, Council Tax band "F" and EPC in progress.

## 26 Creighton Road, London, W5 4SJ

### Bedroom 1

9'7" x 12'10" (2.94 x 3.93)

### Bedroom 2

16'2" x 11'2" (4.94 x 3.42)

### Bedroom 3

8'8" x 5'10" (2.66 x 1.80)

### Reception 1

16'2" x 11'2" (4.94 x 3.41)

### Reception 2

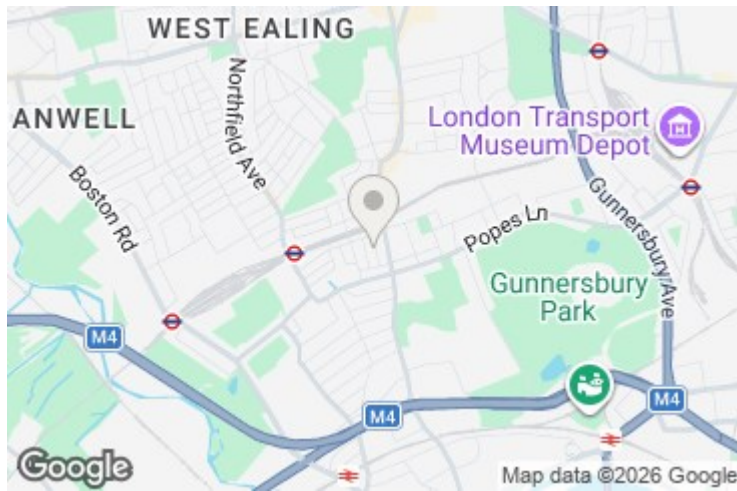
23'4" x 11'1" (7.12 x 3.40)


### Kitchen

19'8",39'4" x 7'10" (6,12 x 2.39)

### Bathroom

7'3" x 6'5" (2.21 x 1.98)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	