



# FIELDHOUSE

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## 97a Broadway, Ealing, London, W13 9DH

UNFURNISHED SPACIOUS THREE DOUBLE BEDROOM SPLIT LEVEL FLAT above commercial premises excellently located for access to Local Shops, Restaurants and Public Transport.

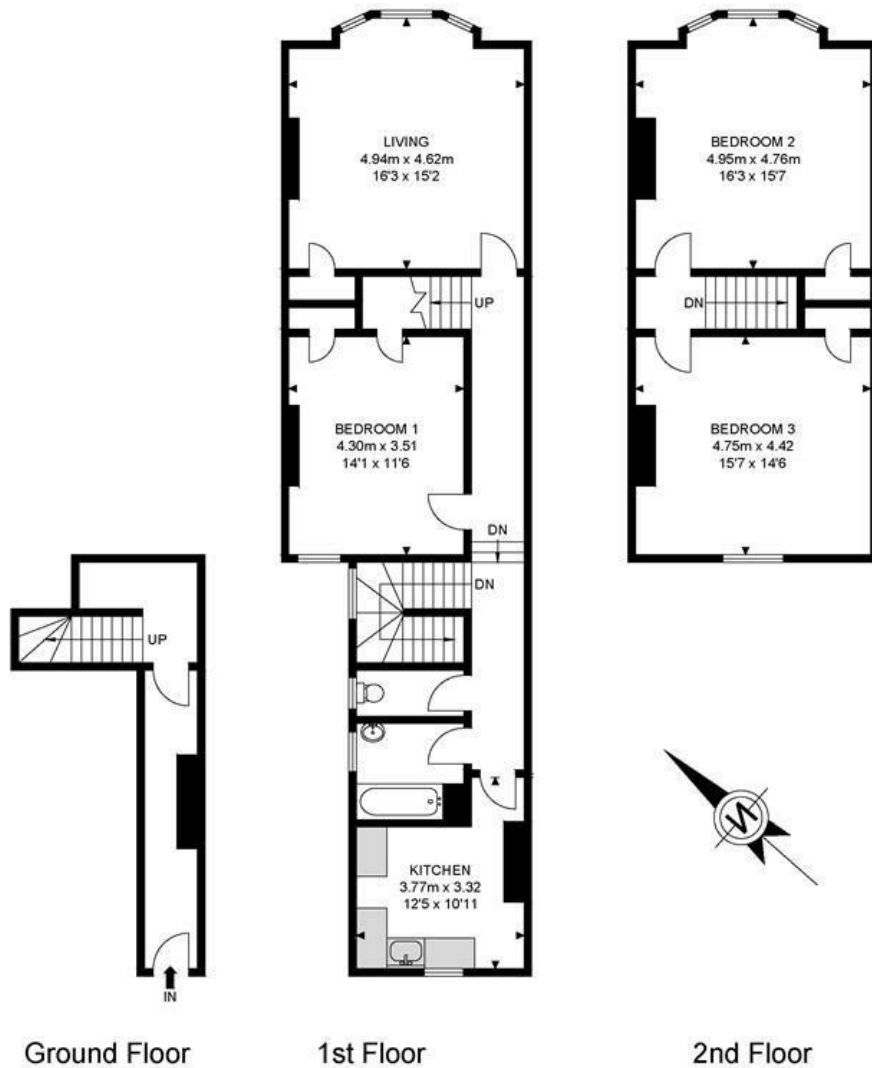
This unfurnished property is entered from the rear of the building off Canberra Road and consists of an Entrance Hallway leading to (First Floor) Fitted Kitchen with a range of base and eye level units, a Bathroom with shower over bath, a separate WC, 16' x 15' Lounge, Double Bedroom and a further set of stairs leading to the Second Floor which offers two further excellent size Double Bedrooms. Available mid March 2026!

Minimum Length of Tenancy: 12 Months  
Council Tax: Ealing Borough Council  
Council Tax Band: C

- UNFURNISHED
- THREE DOUBLE BEDROOM
- SPLIT LEVEL
- KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- SEPERATE WC
- AVAILABLE MID MARCH 2026

**£2,400 PCM\***

# Broadway, Ealing



APPROX. GROSS INTERNAL FLOOR AREA 1443.44 SQ FT / 134.10 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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	<b>79</b>

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	<b>61</b>



**FIELDHOUSE RESIDENTIAL LIMITED**

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