



## 32A Eaton Rise, Ealing, W5

**£2,200 Per Month**

A well-presented two double bedroom purpose build flat situated on the first floor located near Ealing Broadway station.

The property comprises a spacious reception, separate kitchen, two bedrooms (one large & one medium) and a shower-box bathroom.

The property benefits from ample natural lights, plenty of storage space, off-street parking and the use of the communal garden.

The property is conveniently situated on a quiet, residential road, no more than 7-8 minutes away from Ealing Broadway station (District & Central & Elizabeth lines and mainline train services).

- Small purpose-built block
- Separate kitchen
- Ample storage
- Close to Ealing Broadway station
- First floor flat
- Two bedrooms
- Lots of natural lights
- Spacious reception
- Two bathrooms
- One allocated off street parking



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>B</b>	<b>B</b>
100 kWh/m <sup>2</sup> or less	100 kWh/m <sup>2</sup> or less	100 g/m <sup>2</sup> or less	100 g/m <sup>2</sup> or less
101-120 kWh/m <sup>2</sup>	101-120 kWh/m <sup>2</sup>	101-120 g/m <sup>2</sup>	101-120 g/m <sup>2</sup>
121-150 kWh/m <sup>2</sup>	121-150 kWh/m <sup>2</sup>	121-150 g/m <sup>2</sup>	121-150 g/m <sup>2</sup>
151-180 kWh/m <sup>2</sup>	151-180 kWh/m <sup>2</sup>	151-180 g/m <sup>2</sup>	151-180 g/m <sup>2</sup>
181-200 kWh/m <sup>2</sup>	181-200 kWh/m <sup>2</sup>	181-200 g/m <sup>2</sup>	181-200 g/m <sup>2</sup>
201-250 kWh/m <sup>2</sup>	201-250 kWh/m <sup>2</sup>	201-250 g/m <sup>2</sup>	201-250 g/m <sup>2</sup>
251-300 kWh/m <sup>2</sup>	251-300 kWh/m <sup>2</sup>	251-300 g/m <sup>2</sup>	251-300 g/m <sup>2</sup>
301-350 kWh/m <sup>2</sup>	301-350 kWh/m <sup>2</sup>	301-350 g/m <sup>2</sup>	301-350 g/m <sup>2</sup>
351-400 kWh/m <sup>2</sup>	351-400 kWh/m <sup>2</sup>	351-400 g/m <sup>2</sup>	351-400 g/m <sup>2</sup>
401-450 kWh/m <sup>2</sup>	401-450 kWh/m <sup>2</sup>	401-450 g/m <sup>2</sup>	401-450 g/m <sup>2</sup>
451-500 kWh/m <sup>2</sup>	451-500 kWh/m <sup>2</sup>	451-500 g/m <sup>2</sup>	451-500 g/m <sup>2</sup>
501-550 kWh/m <sup>2</sup>	501-550 kWh/m <sup>2</sup>	501-550 g/m <sup>2</sup>	501-550 g/m <sup>2</sup>
551-600 kWh/m <sup>2</sup>	551-600 kWh/m <sup>2</sup>	551-600 g/m <sup>2</sup>	551-600 g/m <sup>2</sup>
601-650 kWh/m <sup>2</sup>	601-650 kWh/m <sup>2</sup>	601-650 g/m <sup>2</sup>	601-650 g/m <sup>2</sup>
651-700 kWh/m <sup>2</sup>	651-700 kWh/m <sup>2</sup>	651-700 g/m <sup>2</sup>	651-700 g/m <sup>2</sup>
701-750 kWh/m <sup>2</sup>	701-750 kWh/m <sup>2</sup>	701-750 g/m <sup>2</sup>	701-750 g/m <sup>2</sup>
751-800 kWh/m <sup>2</sup>	751-800 kWh/m <sup>2</sup>	751-800 g/m <sup>2</sup>	751-800 g/m <sup>2</sup>
801-850 kWh/m <sup>2</sup>	801-850 kWh/m <sup>2</sup>	801-850 g/m <sup>2</sup>	801-850 g/m <sup>2</sup>
851-900 kWh/m <sup>2</sup>	851-900 kWh/m <sup>2</sup>	851-900 g/m <sup>2</sup>	851-900 g/m <sup>2</sup>
901-950 kWh/m <sup>2</sup>	901-950 kWh/m <sup>2</sup>	901-950 g/m <sup>2</sup>	901-950 g/m <sup>2</sup>
951-1000 kWh/m <sup>2</sup>	951-1000 kWh/m <sup>2</sup>	951-1000 g/m <sup>2</sup>	951-1000 g/m <sup>2</sup>