



**35 Lammas Park Road, Ealing, W5**

**£1,950 Per Month**

A stunning recently refurbished one double bedroom flat situated on the first floor has been completed to a high standard and with integrated appliances in the heart of Ealing.

The property comprises a bright reception, a modern open plan kitchen with a dining space, one double bedroom and a stylish fully-tiled bathrooms

The property benefits from a communal garden, double glazed windows, gas central heating, integrated appliances, wooden floors throughout, large windows in the reception and kitchen area.

Lammas Park Road is located minutes away from restaurants, cafes, delis and boutiques of Ealing Broadway. Also it's located within a short walk from Ealing Broadway station (Central and District lines & National Rail) and South Ealing tube station (Piccadilly line).

- Recently refurbished
- Double size bedroom
- Gas central heating
- Close to Ealing Broadway & South Ealing stations
- Bright reception
- Stylish bathroom
- Wood floors throughout
- Modern open plan kitchen
- Double glazed windows
- Communal garden



| Energy Efficiency Rating                    |            |            | Environmental Impact (CO <sub>2</sub> ) Rating                  |            |            |
|---------------------------------------------|------------|------------|-----------------------------------------------------------------|------------|------------|
| Low energy efficient - lower running costs  | Current    | Potential  | More environmentally friendly - lower CO <sub>2</sub> emissions | Current    | Potential  |
| A                                           |            |            | A                                                               |            |            |
| B                                           |            |            | B                                                               |            |            |
| C                                           |            |            | C                                                               |            |            |
| D                                           |            |            | D                                                               |            |            |
| E                                           |            |            | E                                                               |            |            |
| F                                           |            |            | F                                                               |            |            |
| G                                           |            |            | G                                                               |            |            |
| Not energy efficient - higher running costs |            |            | Not environmentally friendly - higher CO <sub>2</sub> emissions |            |            |
| England & Wales                             | 2008/11/EC | 2002/91/EC | England & Wales                                                 | 2006/12/EC | 2002/91/EC |