



## 6 Hastings Road , London, W13 8QZ Asking price £314,950

Daniel Ford are pleased to present this charming one-bedroom ground floor flat located in a purpose-built block. The property features a generously sized double bedroom, a spacious reception area perfect for relaxation and entertaining, a fully fitted kitchen equipped with modern appliances, and a well-appointed bathroom. This flat offers a comfortable and convenient living space, ideal for individuals or couples seeking a cozy home. Don't miss the opportunity to view this lovely property!

The property is ideally situated near the vibrant Ealing High Street, which boasts a diverse array of shops and restaurants, perfect for dining and shopping enthusiasts. Additionally, Ealing Broadway Station, providing access to both the Central and District lines, is just a short walk away, ensuring excellent transport links for commuting and exploring the wider area. This prime location combines convenience with the lively atmosphere of Ealing, making it an excellent choice for urban living.

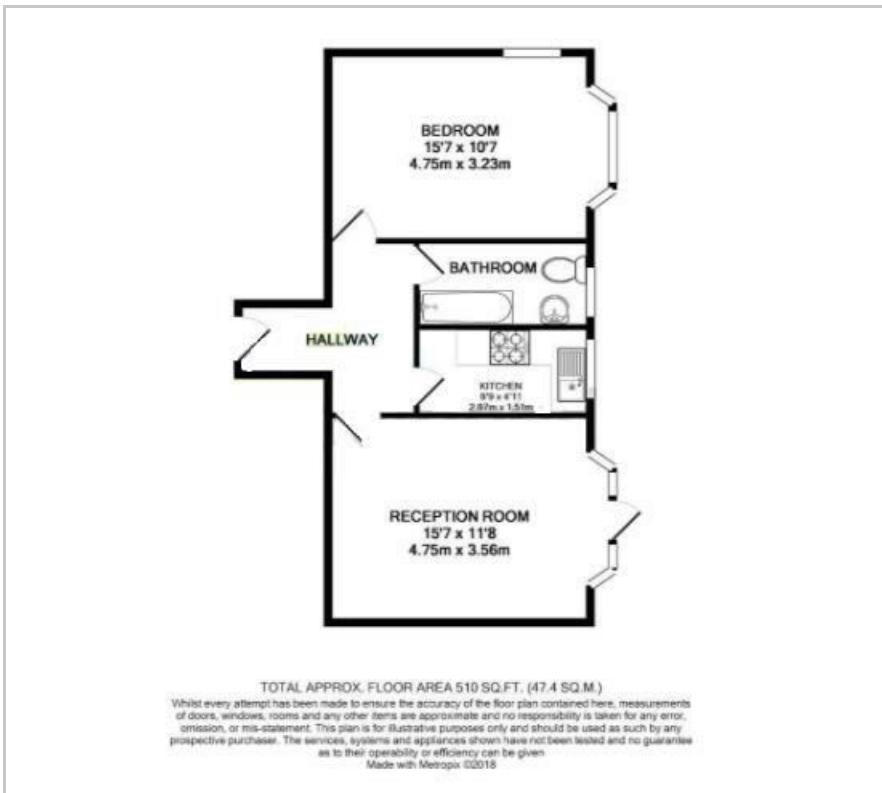
- 1 bedroom
- 1 bathroom
- Ground floor flat
- Front outside area
- Wooden Flooring
- Separate Kitchen
- Available Now

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	68	77
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.