

Eccleston Road
London
W13 0RA



HUNTMORE
— HOMES —

7 Eccleston Road

£895,000

Freehold

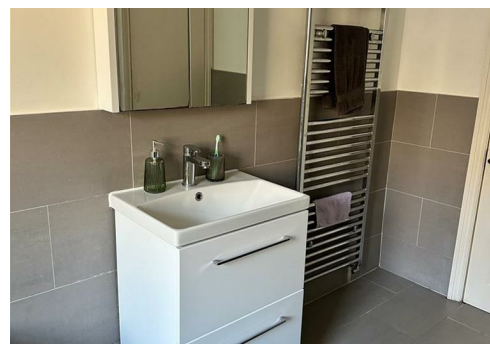
This four bedroom property is offered for sale in good condition throughout.

Accommodation comprises two reception rooms, fitted kitchen and WC on the ground floor, two double bedrooms and family bathroom on the first floor and a further double bedroom and a single bedroom on the second floor.

Located on Eccleston Road, the house is well-positioned between Uxbridge Road and West Ealing Station (Elizabeth and GWR Lines), with Waitrose practically on the doorstep. Ealing Broadway's town centre is also within easy reach, providing a wide selection of restaurants, bars, cafes, and additional transport links via the Central, District, Elizabeth and GWR lines.

The property is currently set up as a four room HMO but has the option to be a six room HMO with the relevant consent and also has the potential to be extended under permitted development and subject to the relevant planning consent.

Call now to view





APPROX. GROSS INTERNAL FLOOR AREA 1653 SQ FT / 154 SQM	Eccleston Road
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date</small> 08/07/24
	photoplan

Local Authority

Ealing

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ealing

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