



## 3A Chilton Avenue, London, W5 4RU

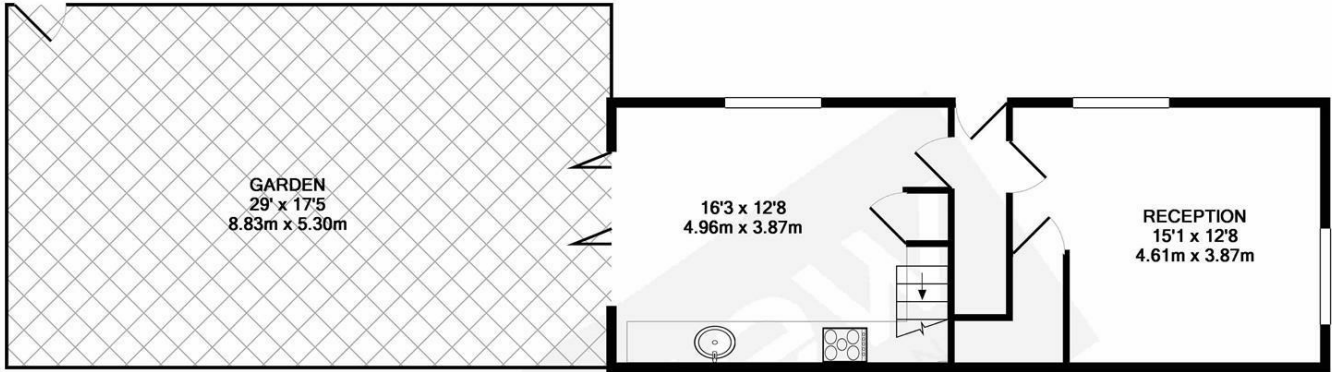
A recent new build (2018) two-bedroom house built to high specification with contemporary finish and underfloor heating situated just moments from South Ealing station and benefiting from a 10-year new build warranty.

It is rare to find a new build freehold house property in such a well-located spot moment from South Ealing's amenities and walking distance to Ealing Broadway.

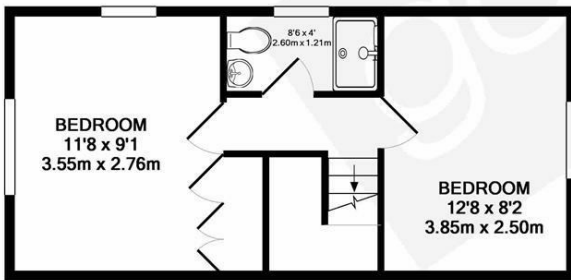
The property has been built to an exceptional standard and under the conditions of building regulations for all new properties the electrics, energy efficiency (B Rating) and sound insulation have to meet the highest of contemporary standards.

- Recently built 2018
- 10 Year Warranty Guarantee
- Two double bedrooms
- Underfloor heating
- Driveway
- EPC rating B

£650,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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	