



## Drayton Road W13

Offered chain free to the market is this excellent large split level two-bedroom, two-bathroom Victorian conversion. The flat is in great condition throughout and provides just over 1000 square feet in a sought-after central West Ealing location in "The Drayton's", just a short walk away from the Elizabeth Line.

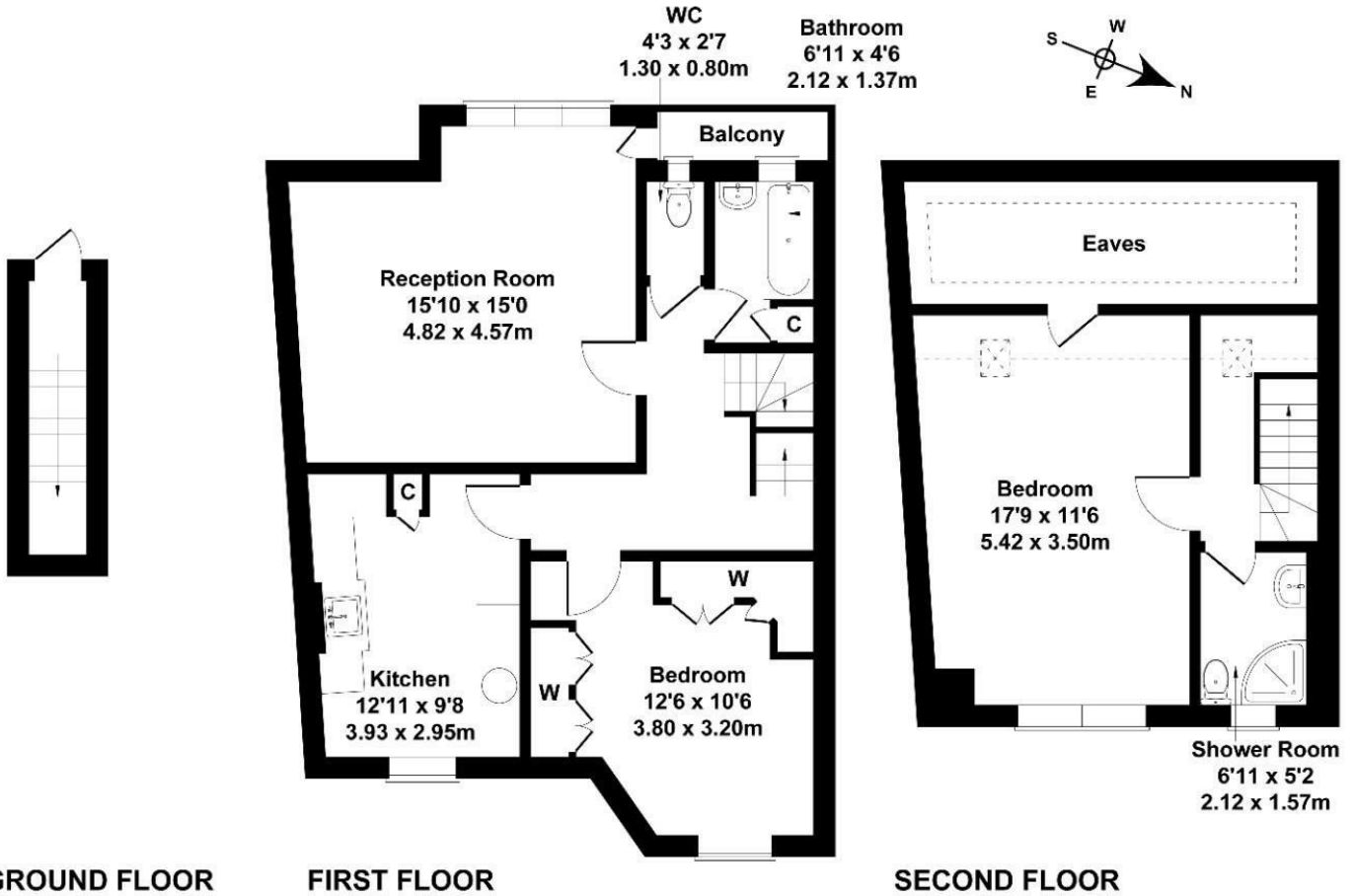
In brief the property consists of two double bedrooms on first and second floors, two bathrooms, large reception (15'10 x 15') with step out balcony, which allows a lot of natural light into the home. Further benefits are separate kitchen, permit parking, a long lease (potential of share in the freehold) and no onward chain.

- Large two bed Victorian conversion
- Over 1000 sq ft
- Split level
- No chain
- 999 yrs on lease and potential to buy the Share of the freehold
- Short stroll to Elizabeth line
- Two bathrooms
- Balcony at front

£550,000

# Drayton Road

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2025  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 58                      | 79        |
|                                             | EU Directive 2002/91/EC |           |