



## Hastings Road, W13

Situated on the first floor is this lovely large one-bedroom home, part of the sought after Hastings House building. The home comprises a large bright living room (14'5 x 12'10) with separate kitchen, as well as a well-proportioned bedroom and bathroom.

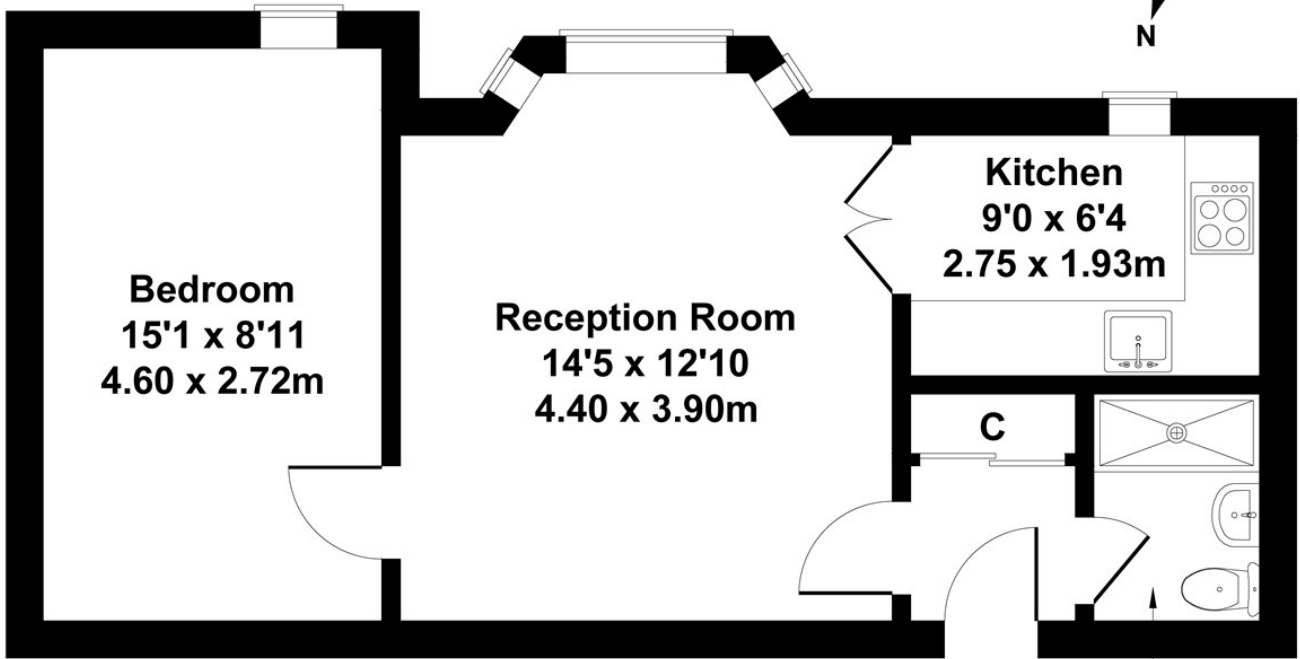
This home provides a calm and peaceful atmosphere on a quiet residential road while being a short walk from Ealing Broadway. The property is south facing giving it an abundance of light with the flat being well set back from the road allowing you quiet surroundings while being in a central Ealing location.

- Large one bedroom
- Purpose built
- First floor
- Recently redecorated
- Central Ealing location
- Quiet residential road
- No chain
- Close to transport links

£249,950

# Hastings House

Approximate Gross Internal Area  
441 sq ft - 41 sq m



**Bedroom**  
15'1 x 8'11  
4.60 x 2.72m

**Reception Room**  
14'5 x 12'10  
4.40 x 3.90m

**Kitchen**  
9'0 x 6'4  
2.75 x 1.93m

**Shower Room**  
6'0 x 4'4  
1.82 x 1.33m

## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(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		