



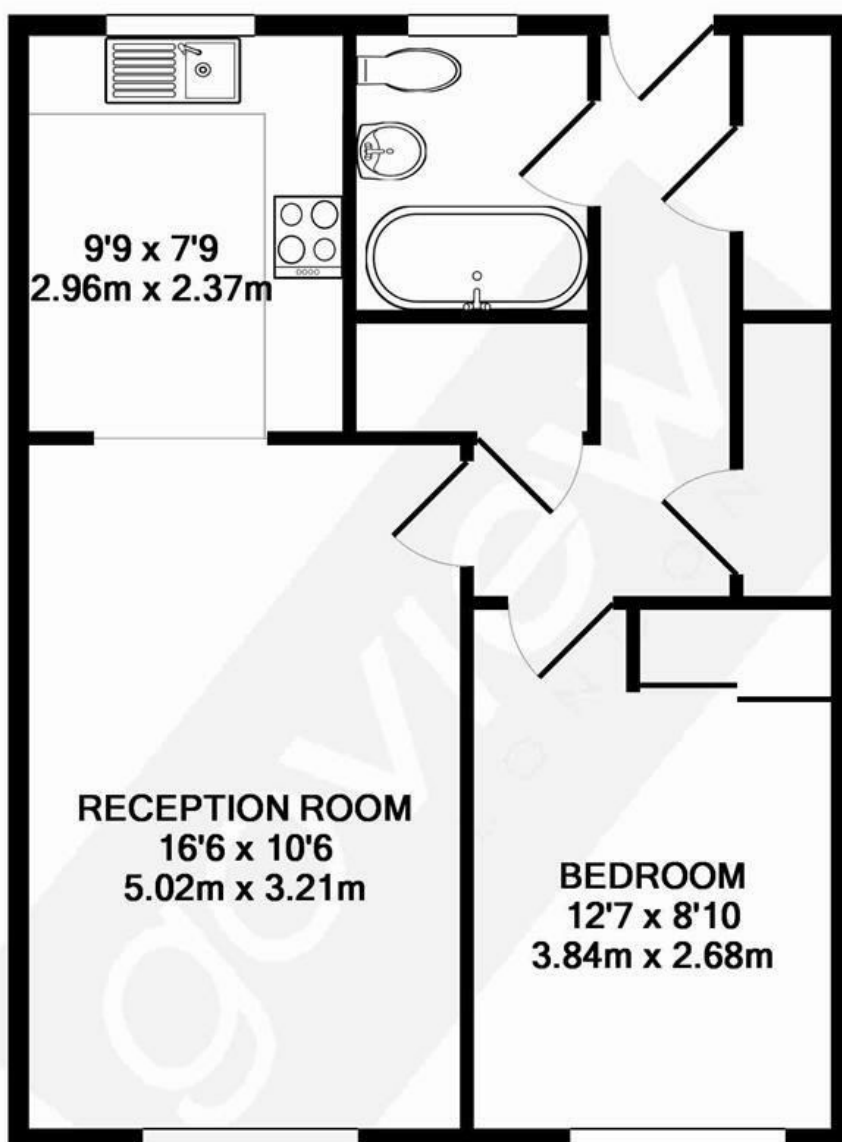
St Pauls Close, W5

Situated on the first floor of these popular development in St Pauls close just a short distance south of Ealing Broadway is this spacious one-bedroom apartment measuring over 500 sq ft. The property has a large reception, separate kitchen, large bedroom and stylish family sized bathroom. The apartment offers neutral décor with a good amount of internal storage and benefits from a long lease 177 years, residents permit parking and no onward chain.

The property location is ideally located for ease in regard shops, utilities and restaurants and with Ealing Common station just a short 9-minute stroll away which operates the Piccadilly and District lines, along with a similar distance walk to Ealing Broadway where you'll find the super-efficient Elizabeth line, overground and Heathrow express.

£325,000

- Large one bedroom
- First floor flat
- Purpose built development
- Double glazed windows
- Short walk to Ealing Broadway
- Ealing & Walpole park close by
- No onward chain
- Long lease 177 years remaining
- Residents permit parking
- Elizabeth line close by



TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.2 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) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	