



## Courtfield Gardens, W13

A attractively-presented one-bedroom ground floor apartment benefiting from allocated off-street parking and a share of the freehold.

The accommodation comprises a spacious reception room with an open-plan kitchen, a generous double bedroom with fitted wardrobes, and a modern tiled bathroom.

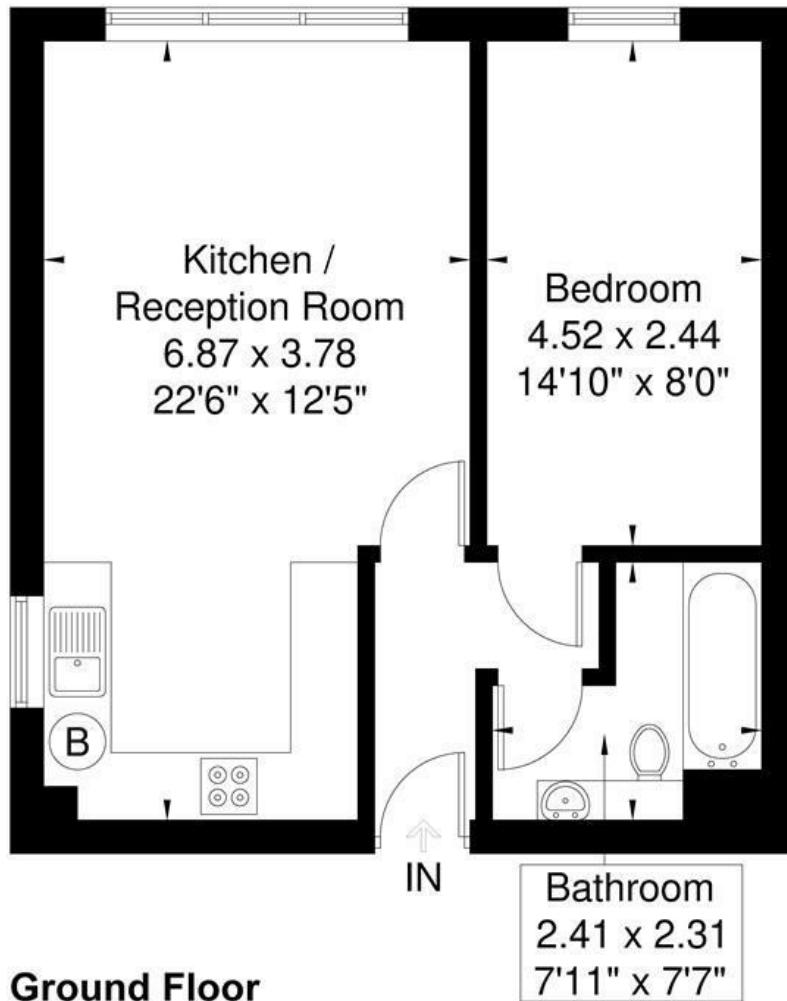
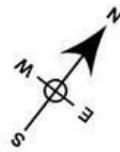
Floor-to-ceiling windows in the living area overlook the communal gardens, allowing an abundance of natural light to flow throughout the apartment.

£350,000

- One bedroom ground floor
- Open plan modern kitchen
- Double-glazing
- In excellent decorative order
- Well maintain communal garden
- 24h CCTV (building and car park)
- Allocated off street parking
- Share of freehold with long lease (981 years remaining)
- Easy access for West Ealing station
- EPC rating: C / Council Tax band: C

# Cambridge House

Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	69	76
EU Directive 2002/91/EC		