



## 1, 25 Mattock Lane, London, W5 5BH

A rare to market large two-bedroom maisonette set on one of Ealing's most sought-after roads. The property comes with off street parking and a private 118' by 30' foot garden.

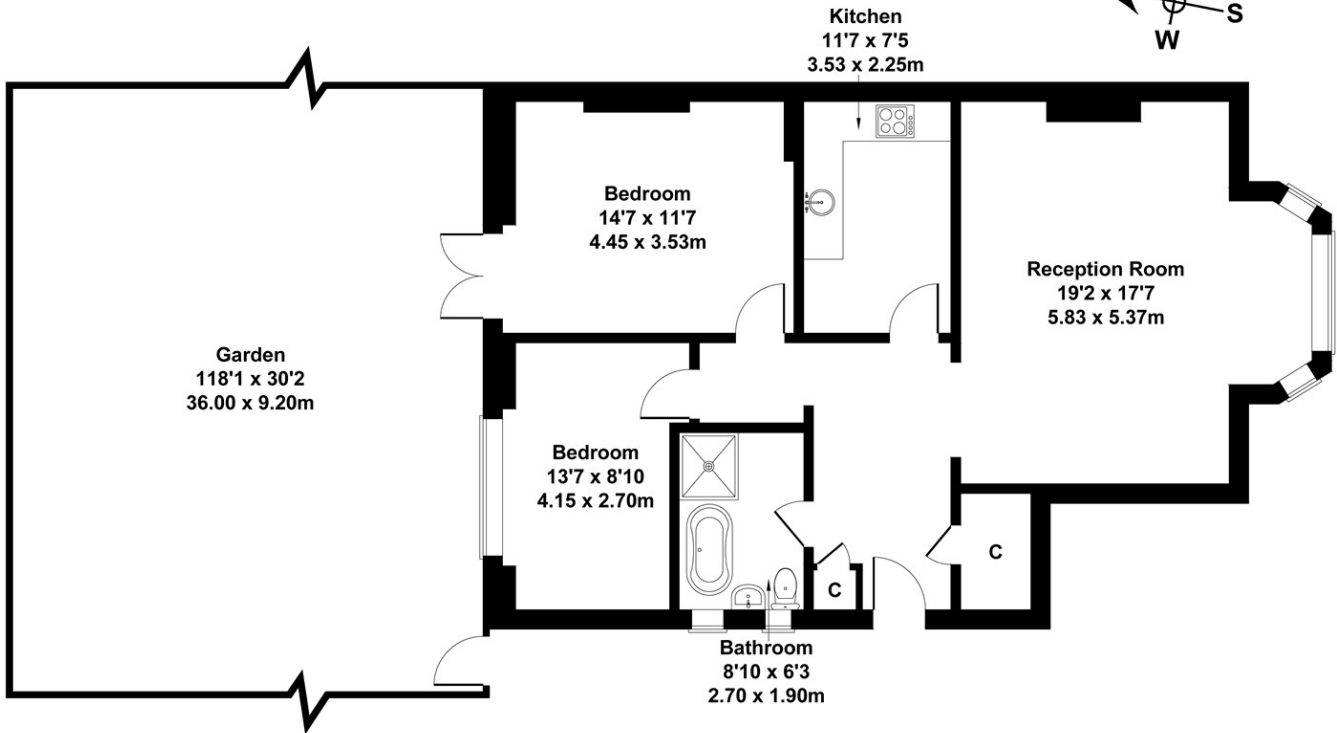
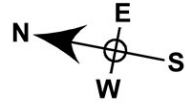
Benefiting from own front door and private access to a huge garden and situated directly opposite Walpole Park and just a short stroll from Ealing Broadway centre.

- Period conversion
- Large two bedroom flat
- 118 ft long private garden
- No chain
- Sought after location
- Off street parking
- Walpole Park directly opposite
- Close to Ealing Broadway

£695,000

# Mattock Lane

Approximate Gross Internal Area  
904 sq ft - 84 sq m



## LOWER GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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>			
(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>		65	78
	EU Directive 2002/91/EC		