



## King Edwards Gardens W3

A newly converted apartment spanning over 1060 sq. ft in lateral space, spread across the ground floor of this period imposing residence nestled in on this sought-after location in the heart of Ealing Common.

Part of the 'new conversion' breed of apartments that showcase designer style living behind grand period façade, this particular apartment boasts a large private garden as well as a separate studio/home office.

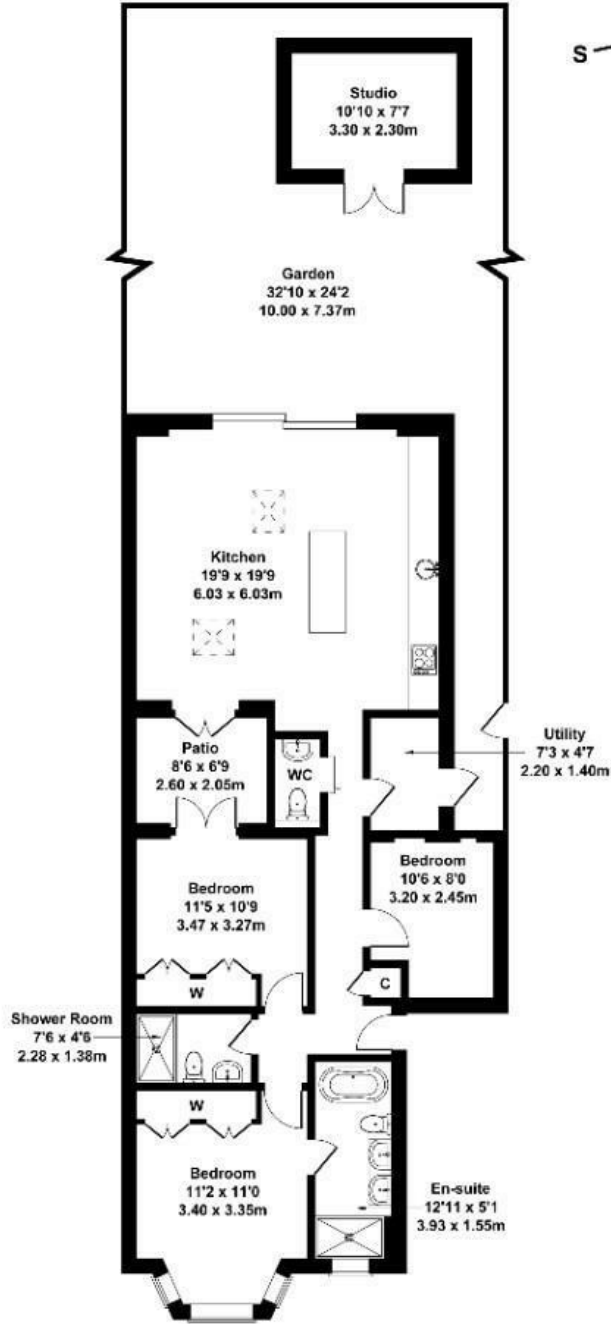
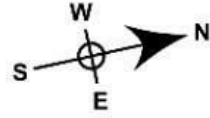
AEG appliances - Underfloor Heating - Air Conditioning - Carrara Stone Worktops - CAT 6 Cabling to all rooms - Bespoke Built in Wardrobes - 10 Year Structural Warranty - 999 Year Lease - Share of Freehold - Car parking Permits Assigned.

- Three bedroom ground floor garden flat
- Two bathrooms one en-suite
- 1,163 sq. ft
- Private garden and internal courtyard
- New conversion
- Air conditioning
- Luxury kitchen and bathrooms
- 999 year lease and share of freehold - CPZ parking permits

£950,000

# King Edwards Gardens

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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>                            | <b>75</b>                  | <b>75</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>                  | EU Directive<br>2002/91/EC |           |