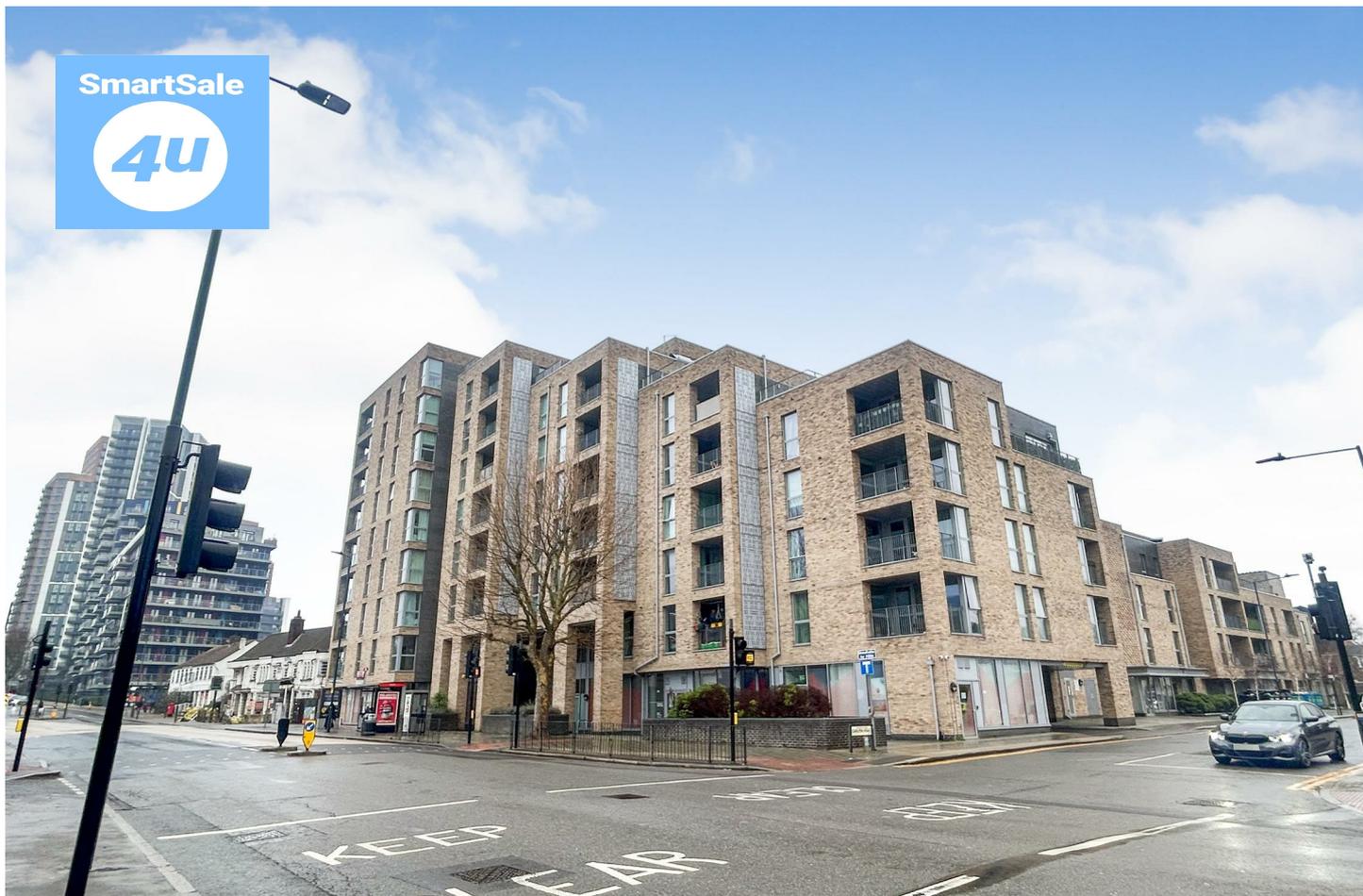


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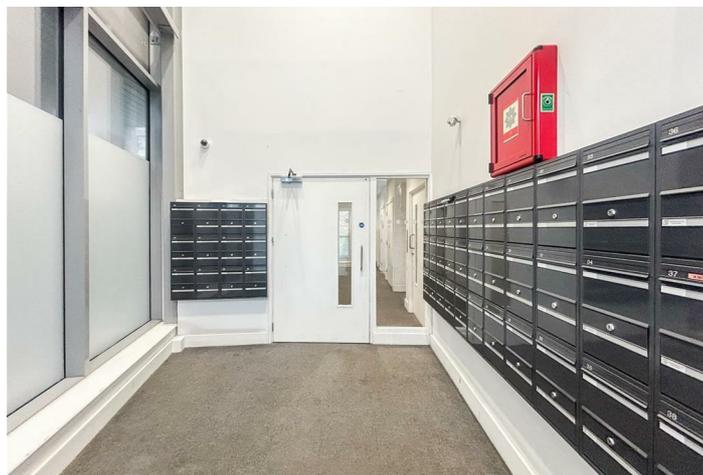
4U



## Ealing Road , Wembley HA0 1GH

- One-bedroom apartment
- Convenient location on Ealing Road
- Spacious reception / living area

**£295,000 Leasehold**





## Location

### Full Description

The apartment features a welcoming entrance hall leading into a bright and spacious reception room, providing ample space for both living and dining. Large windows allow for excellent natural light, creating a comfortable and inviting living environment. The kitchen is well laid out, offering practical worktop space, storage, and integrated or freestanding appliance options, making it well suited to everyday use.

The property includes a generously sized double bedroom, offering comfortable accommodation with space for wardrobes and additional furnishings. The apartment is served by one full bathroom, fitted with a bath, wash basin, and WC, finished to a modern standard and designed for both comfort and functionality.

The property is ideally situated close to local shops, amenities, and excellent transport links, including road connections and nearby public transport options, providing easy access into Central London and surrounding areas.

#### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE

REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band  
EPC Rating **B**



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[smartsale4u.co.uk](http://smartsale4u.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.