







About the property

An attractive & well-proportioned first & second floor, 2-bedroom duplex flat offering a rarely available flexible layout, ideal for both first-time buyers and investors alike.

It's been well looked after, is chain free and ready to move in. That said, if you're looking to create the ultimate 21st-century first time home or a premier buy to let investment, you'll be excited by the potential on offer.

The first floor layout is traditional, with a bay-fronted reception room overlooking the drive. With access to the centrally placed kitchen it lends itself to being opened up to create an open-plan contemporary space. There's also a 2nd double bedroom, come office, come nursery, the possibilities are endless.

The top floor an enormous double bedroom in the converted attic, also on this floor is a decent sized family bathroom and a handy utility room.

Key features

- 2 bedrooms
- 1 bathroom
- Lovely reception with bay window
- Split level
- Resident street parking
- Desirable North Ealing location
- Close to Pitshanger Lane
- Chain free
- Versatile layout
- C. 1,000 sq ft - 92 sq m
- Leasehold – Enquire for further details



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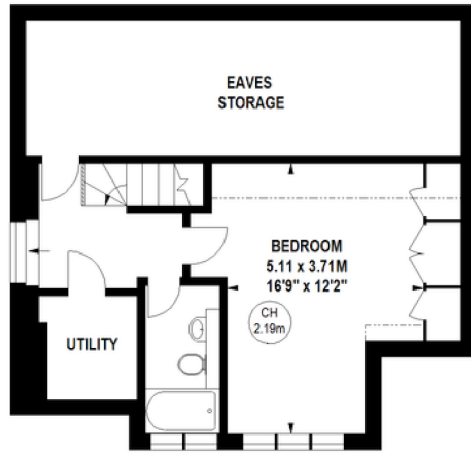
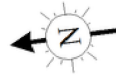
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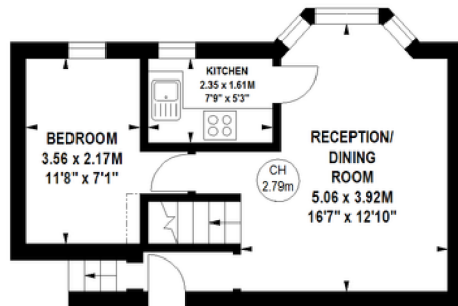
Sherborne Gardens, W13

Approximate gross internal area
92.44 sq m / 995 sq ft
(Including Eaves Storage)
Eaves Storage
22.11 sq m / 238 sq ft

Key :
CH - Ceiling Height

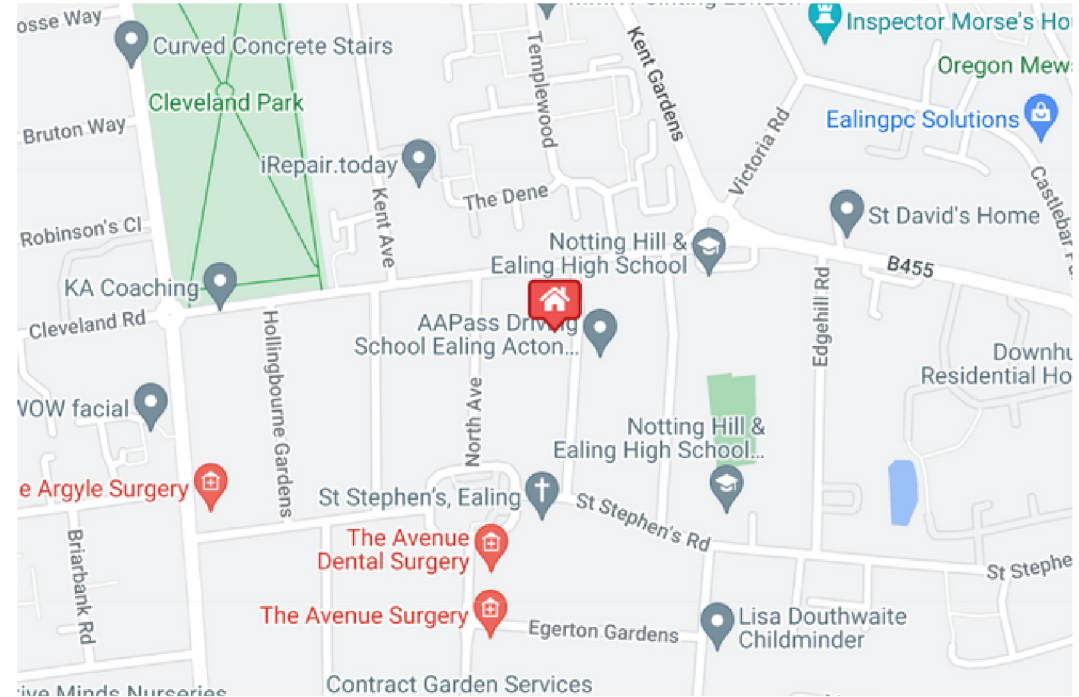


388 sq ft
Second Floor



369 sq ft
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards. © Outline.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		