







About the property

Nestled in the heart of Ealing, this exquisite ground floor flat at 10 Darwin is an absolute gem on the market. Spanning 625 square feet, this charming abode is perfect for both first time buyers eager to lay roots in a highly sought-after locale and downsizers seeking a tranquil retreat without sacrificing convenience.

Upon entering, one is immediately struck by the delightful period features that add character and warmth to the property. The front reception room, bathed in natural light from the large bay window, creates an inviting atmosphere that extends throughout the flat.

Accommodation comprises two well-proportioned bedrooms offering restful spaces to unwind, alongside a tastefully designed bathroom catering to your essentials. The private south-facing garden presents a serene oasis, ideal for leisurely afternoons or a spot of gardening in the London sunshine.



Key features

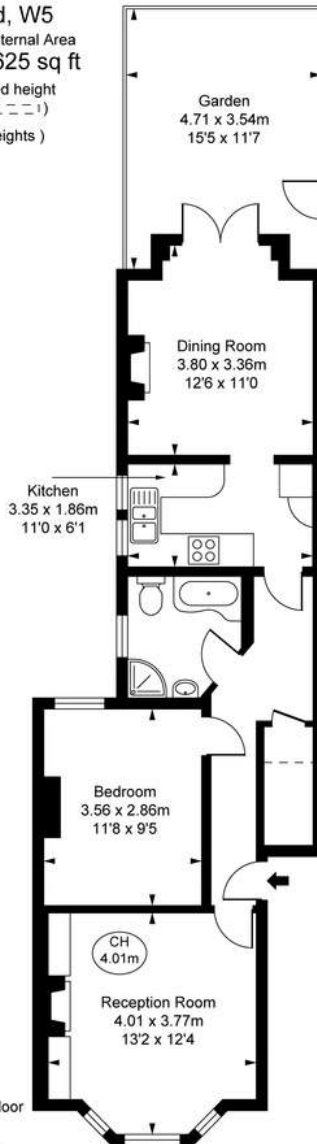
- Beautiful ground floor flat
- Charming period features
- Private south-facing garden
- Large bay window in front reception
- Close to transport links
- 10 minute walk to Ealing Broadway

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band D**
- Guide Price - **£495,000**
- Lease Start Date - **01/03/2016**
- Lease Duration - **140 years**
- Lease Years Remaining - **130 years**



Darwin Road, W5
Approximate Gross Internal Area
58.03 sq m / 625 sq ft
(Including restricted height
under 1.5m (-----))
(CH = Ceiling Heights)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			81
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			