











## About the property

This three-bedroom terraced family home is located in a charming cul de sac and has been finished to a high standard throughout. The property has three bedrooms (one with an en suite shower room), a stylish integrated kitchen, a separate utility room, an open plan living space with French doors leading out to a well-maintained private garden, a downstairs WC and a family bathroom.

Héronsforde is ideally located for access to Ealing Broadway's station (District and Central lines, Mainline and future Crossrail), shopping centre and other local amenities, such as popular bars, cafes and restaurants.

## Key features

- Three Bedrooms
- Two Bathrooms
- Residents Parking
- Beautiful garden
- Excellent Transport Links
- Well located for desirable schools
- Stunning communal grounds
- Garage

## Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£800,000**







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Heron'sforde, W13

CAPTURE DATE 27/01/2022 LASER SCAN POINTS 6,594,853

GROSS INTERNAL AREA

101.55 sqm / 1093.08 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
101.55 sqm / 1093.08 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head heights  
94.81 sqm / 1020.53 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 99.53 sqm / 1071.33 sqft  
IPWS 3C RESIDENTIAL 95.00 sqm / 1022.57 sqft  
\*Excluded from measurements  
SPEC ID: 61e56024e75c600de097d698

