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**Churchill & Mathesons**

Cavalier House, Ealing Broadway, W5 2SU

Asking Price £660,000 Leasehold



**KEY FEATURES:**

- TWO DOUBLE BEDROOMS
- 7th FLOOR PURPOSE BUILT BLOCK
- 24 HOUR CONCIERGE
- LIFT & UNDERGROUND PARKING
- PRIVATE WRAPAROUND BALCONY
- SEPARATE DINING ROOM
- MODERN BATHROOM & EN SUITE SHOWER ROOM
- STYLISH STUDY WITH ACCESS TO BALCONY
- CLOSE TO EALING BROADWAY
- CLOSE TO TRANSPORT LINKS

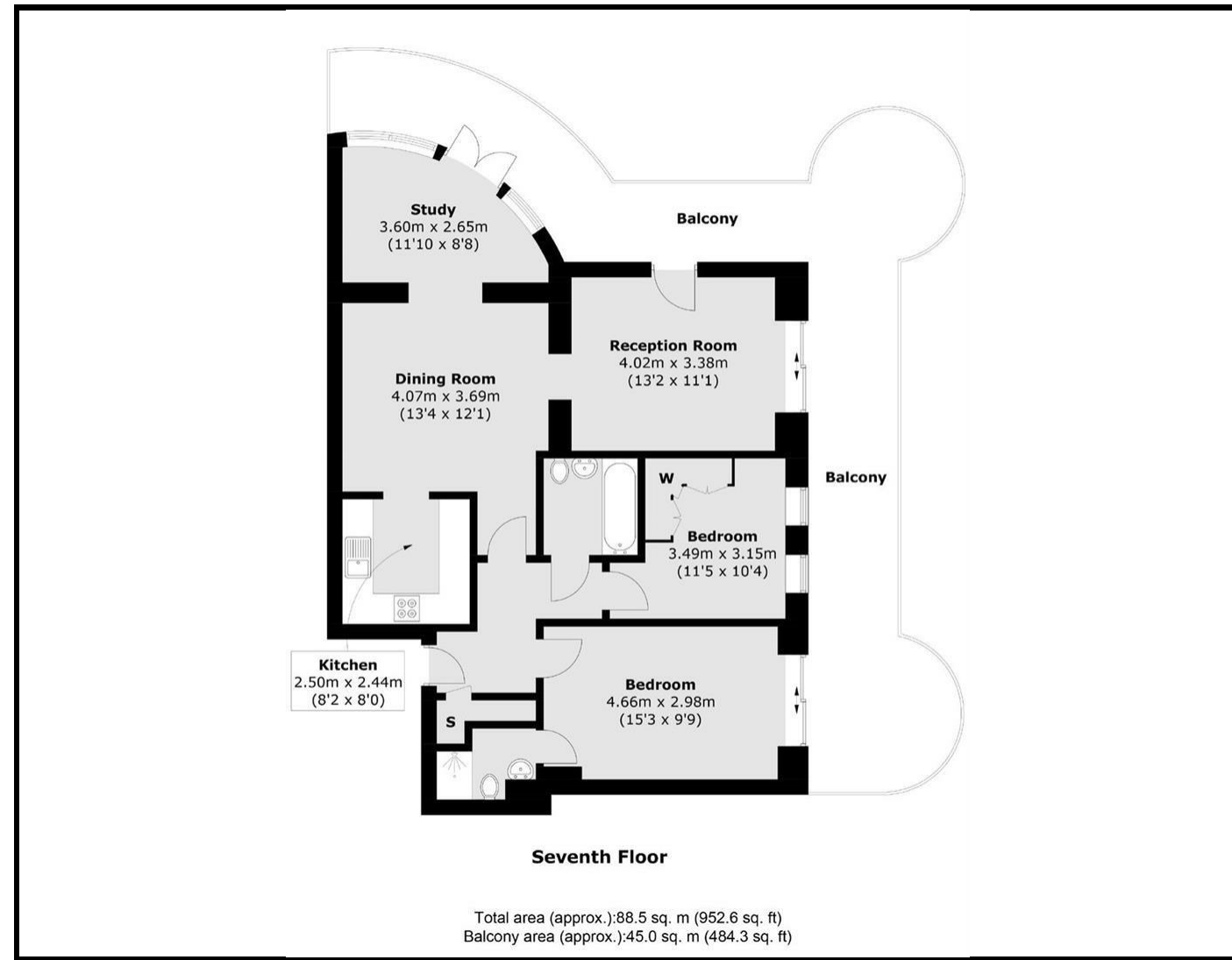
\*\* A CASHBACK OF £250 IS AVAILABLE ON COMPLETION IF PURCHASED THROUGH CHURCHILL & MATHESONS \*\*

A MODERN LUXURY SEVENTH FLOOR TWO BEDROOM PURPOSE-BUILT APARTMENT LOCATED IN EALING BROADWAY.

The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Study, Two Bedrooms with an en-suite from the main bedroom and Bathroom. The apartment also has a PRIVATE WRAPAROUND BALCONY with PANORAMIC VIEWS. Further advantages are the property offers 24HR CONCIERGE, lift and UNDERGROUND PARKING. The total floor area is approximately 952 SQ/FT (88 SQ/M).

Cavalier House is in the heart of Ealing which offers popular restaurants, local amenities and shops along Uxbridge Road. Walpole Park, Ealing Broadway Shopping Centre and the Questors Theatre are a short distance away. The property is located close to transport links, such as buses on Uxbridge Road, West Ealing Rail Station (Zone 3) and half a mile from Ealing Broadway Underground Station (Central Line, District Line and Crossrail - Zone 3). Local Authority London Borough of Ealing. Council Tax Band F.





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>			
(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 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.