



LONDON ESTATES

**Boileau Road, Ealing, W5**

£1,150,000 Freehold

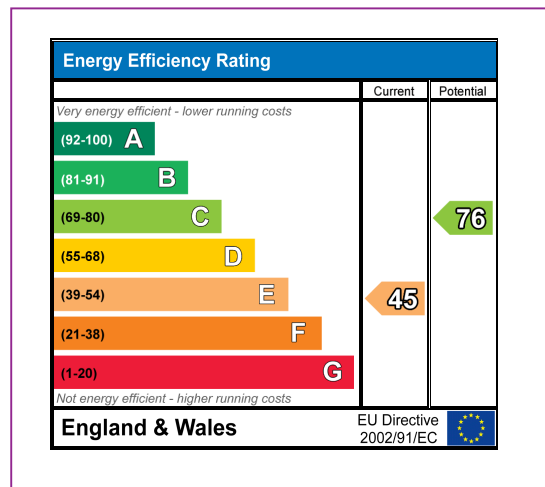
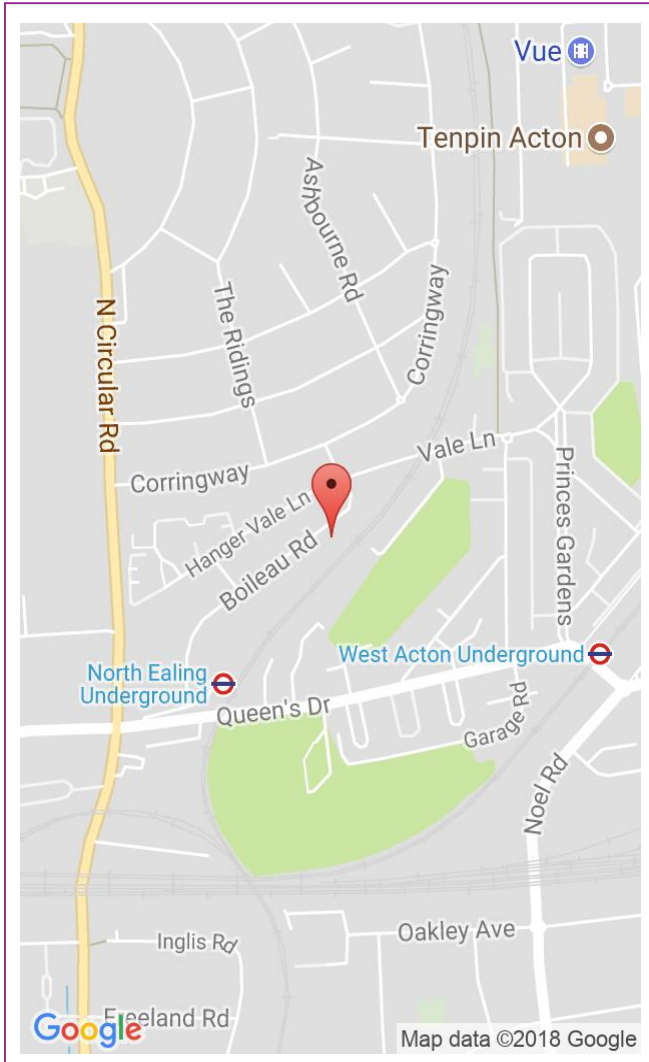


 4  2  -  Y  Y

**FOR SALE**



# LONDON ESTATES



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for dwelling in England and Wales is band D (rating 60).



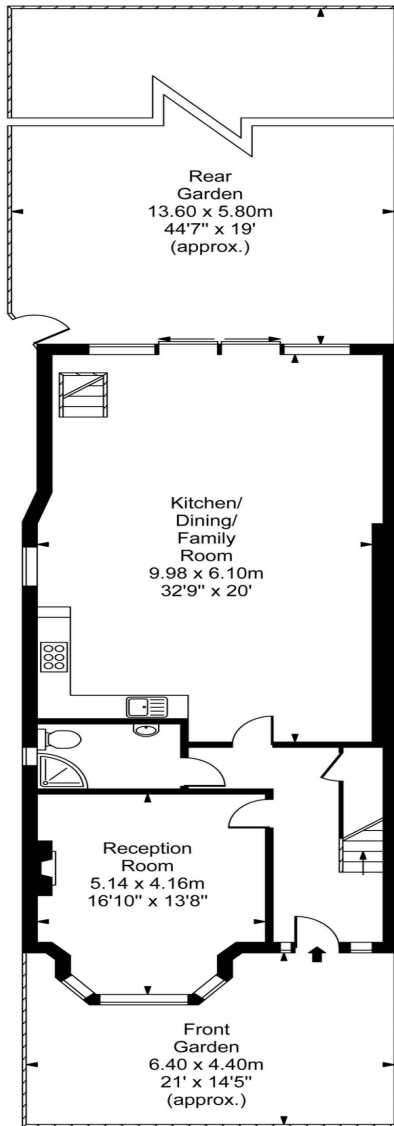


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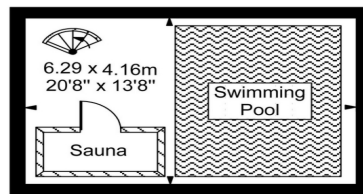
## Boileau Road

Approx. Gross Internal Area  
209 Sq M - 2249 Sq Ft

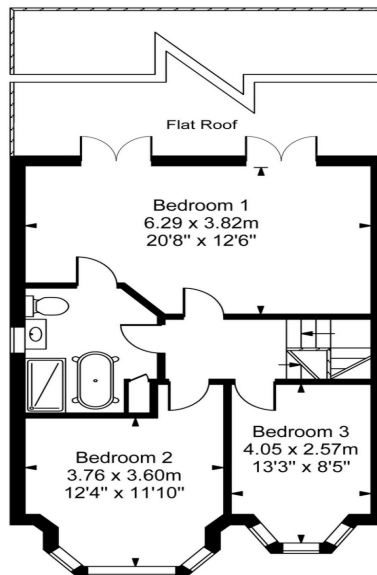
Key : Reduced headroom below 1.5m / 5'0"



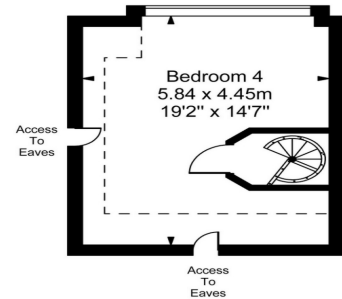
Ground Floor



Cellar



First Floor



Second Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)