



# Williams Road, West Ealing, W13

Price Reduced to: £420,000

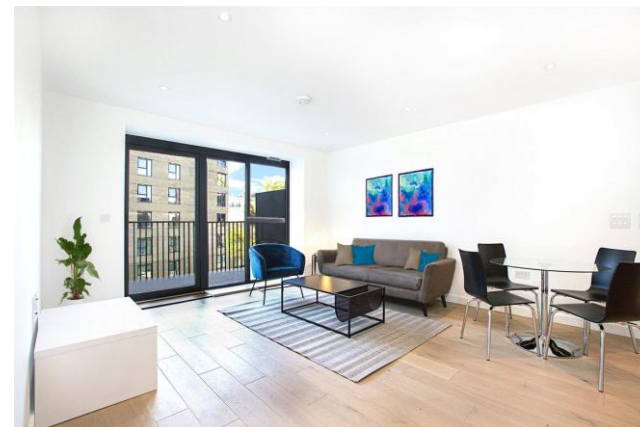
 Benham  
& Reeves

# Williams Road, West Ealing, W13

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the third floor of the highly desirable Tydeman House is this stylish one bedroom apartment. Spanning an impressive 554 square (approx.) and boasting from a bright & airy reception room and a custom designed kitchen with integrated Siemens appliances and a private balcony with a courtyard view, a double bedroom with built in wardrobes and a modern contemporary family bathroom. Other benefits include a long lease, a parking space and resident communal gardens, engineered European Oak timber flooring.

Tydeman House is located approximately 0.5 miles from West Ealing Station which offers National Rail services. Ealing Broadway is approximately 1.2 miles away and is serviced by the District and Central Underground lines, as well as First Great Western trains to Paddington and the west. Both stations also benefit from the Elizabeth line, which dramatically reduces commuting times into central London such as Bond Street in approximately 12 Minutes. Ealing boasts an abundance of boutique shops, fashionable bars and restaurants as well as a number of regular bus routes. The Borough is also renowned for its numerous parks and open spaces.

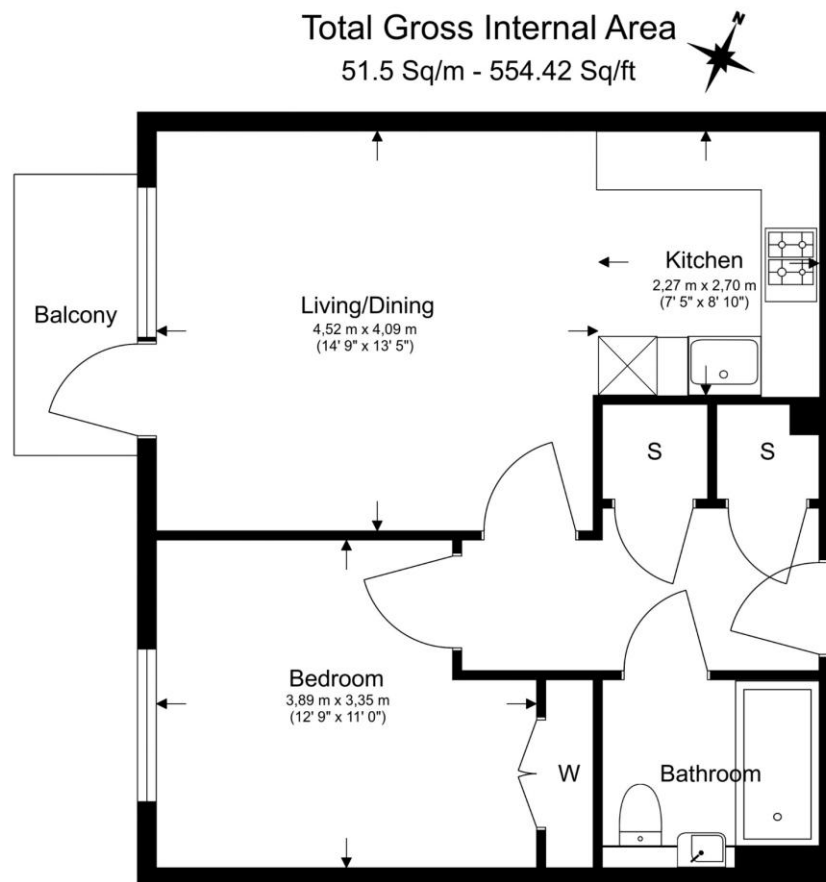




## Property Features:

- Chain Free
- Parking Included
- Stylish One Bedroom Apartment
- Third floor
- 554 Square Feet (approx.)
- West Facing Balcony
- Communal Courtyard
- West Ealing Station (National Rail & Elizabeth Line)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced £420,000

to:

Tenure: Leasehold

Expires 23/09/2259

Approximately 233 Years Remaining

Ground Rent: £250.00 (per annum)

For the year of 2026

Service Charge: £3,519.72 (per annum)

For the period of 01/08/25 - 31/07/26

Anticipated Rent: £1,750.00 pcm

Approx. 5.0% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

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W: [www.benhams.com](http://www.benhams.com)

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