

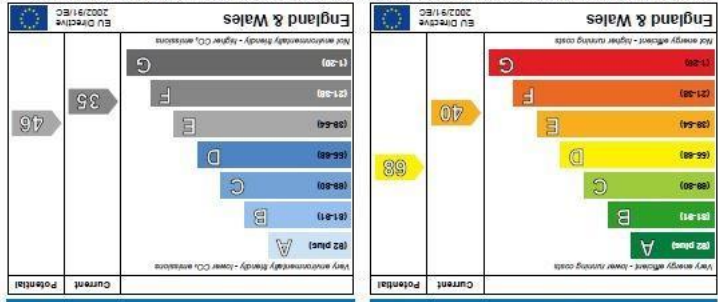
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice.

Table with 3 columns: Potential, Current, and Fuel costs. Rows include Energy use, Carbon dioxide emissions, Heating, Lighting, and Hot water.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

The energy efficiency rating is a measure of the overall energy efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



Energy Performance Certificate

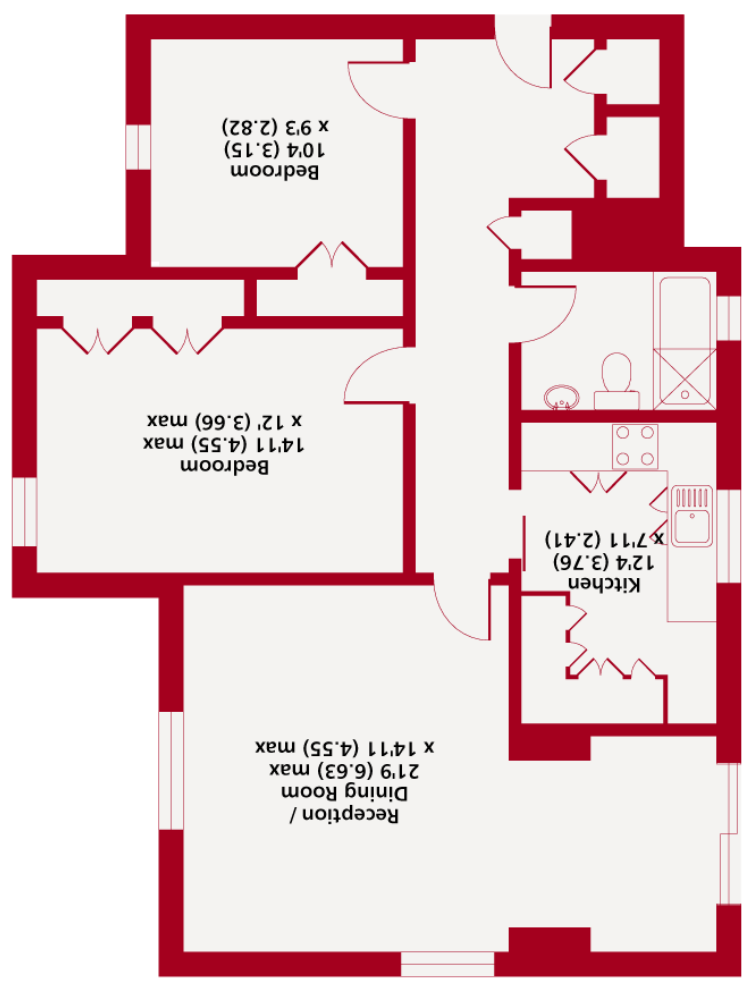
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Saving Trust Recommended logo

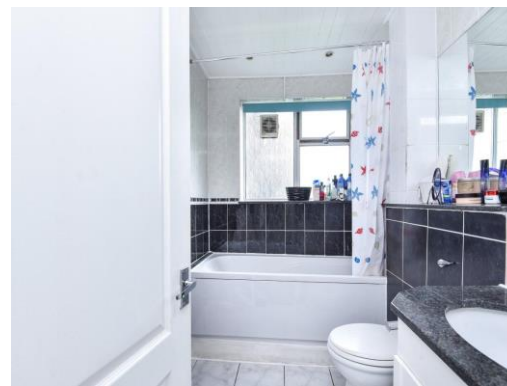
Minister Court 28 Hillcrest Road, W5

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Hillcrest Road W5  
Gross Internal Floor Area 878 sqft 81.5 sqm  
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Hillcrest Road, Ealing, W5



**Hillcrest Road,  
Ealing, W5**  
**£600,000**  
**Shared Freehold**

The apartment is ideally located for St. Augustine's and Montpelier Schools and situated for Hanger Lane and Park Royal Underground Stations (Piccadilly & Central lines).

- Ground floor
- Share of freehold
- 878 Sq ft
- Gated development
- Communal swimming pool
- Excellent transport links
- Good local schools
- Chain free

A spacious two bedroom ground floor apartment set within a gated development that benefits from manicured communal grounds, swimming pool, parking, garage and offered chain free.

For more information or to arrange a viewing please contact:

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**Kinleigh Folkard & Hayward**

**kfh.co.uk**