



Eaton Rise, W5

£475,000 *Leasehold*

1 1 1

Charming ground-floor Victorian apartment with private garden, parking, and period features, moments from Ealing Broadway.

KEY FEATURES

- Large private rear garden
- Period conversion
- Off-street parking space
- High ceilings
- Period features
- Chain-free sale



Ealing & Acton

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DESCRIPTION

A spacious ground floor apartment set within a grand detached Victorian building. Offered to the market with no onward chain, the property spans across approximately 563 sq ft of internal accommodation comprised of a double bedroom, family bathroom and an open-plan reception room with kitchen. The property further benefits from a large private rear garden, allocated parking space in the front driveway, high ceilings and a wealth of period features throughout.

Located within a desirable residential area, the house is just 0.3 miles away from Ealing Broadway station as well as the wide range of amenities along The Broadway, open green spaces and excellent local schools.





MATERIAL INFO

Tenure: Leasehold

Term: 208 years and 9 months

Service Charge: £1,719 per annum (subject to increase)

Ground Rent: £80 per annum (subject to increase)

Council Tax Band: D

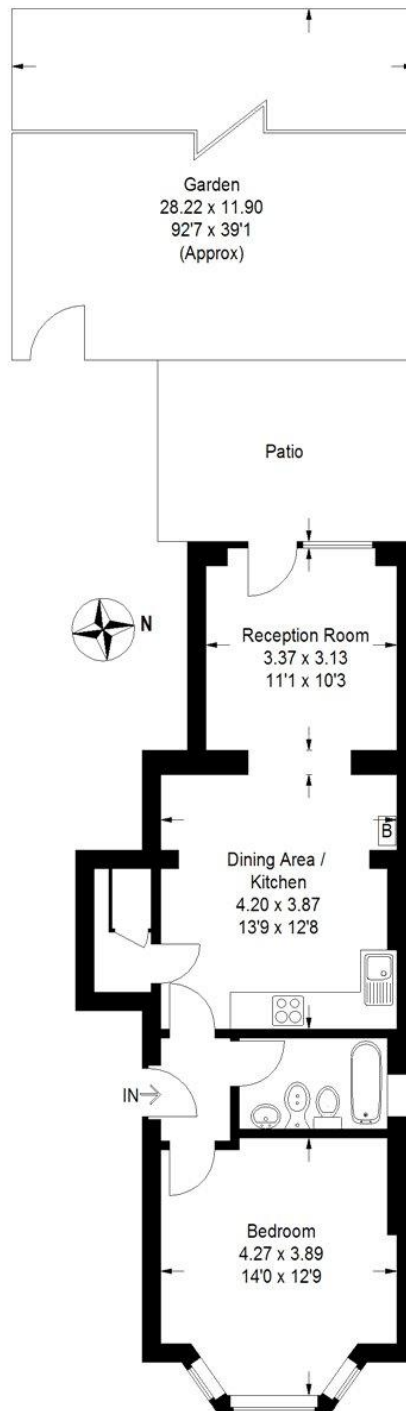
EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 C
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area
52.3 sq m / 563 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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