



Underhill Gardens, W5

£675,000 *Leasehold*

3  1  2 

Situated within Bruce Court, W5 2TA, this spacious fifth-floor apartment offers approximately 1,134 sq ft (105.35 sq m) of well-maintained accommodation, presented in good condition throughout. The property features a generous open-plan reception, dining room and kitchen measuring over 21 ft, with direct access to a private balcony.

KEY FEATURES

- Three Bed
- Fifth Floor
- No Parking
- Balcony
- Lifted Building



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DESCRIPTION

There are three well-proportioned bedrooms, two bathrooms and a welcoming entrance hallway, providing versatile living space for families, professionals or those seeking additional room to work from home.

Bruce Court is conveniently positioned within easy reach of Ealing Broadway's extensive shopping facilities, restaurants, cafés and transport connections.

LOCATION

Ealing Broadway station is approximately 0.4 miles away, providing access to the Elizabeth, Central and District lines, alongside National Rail services. West Ealing station is also approximately 0.4 miles away, offering Elizabeth line and National Rail connections, while South Ealing station is approximately 0.8 miles away and provides Piccadilly line services. The nearby Walpole Park and Ealing Green, both approximately 0.3 miles away, offer attractive green spaces.





MATERIAL INFO

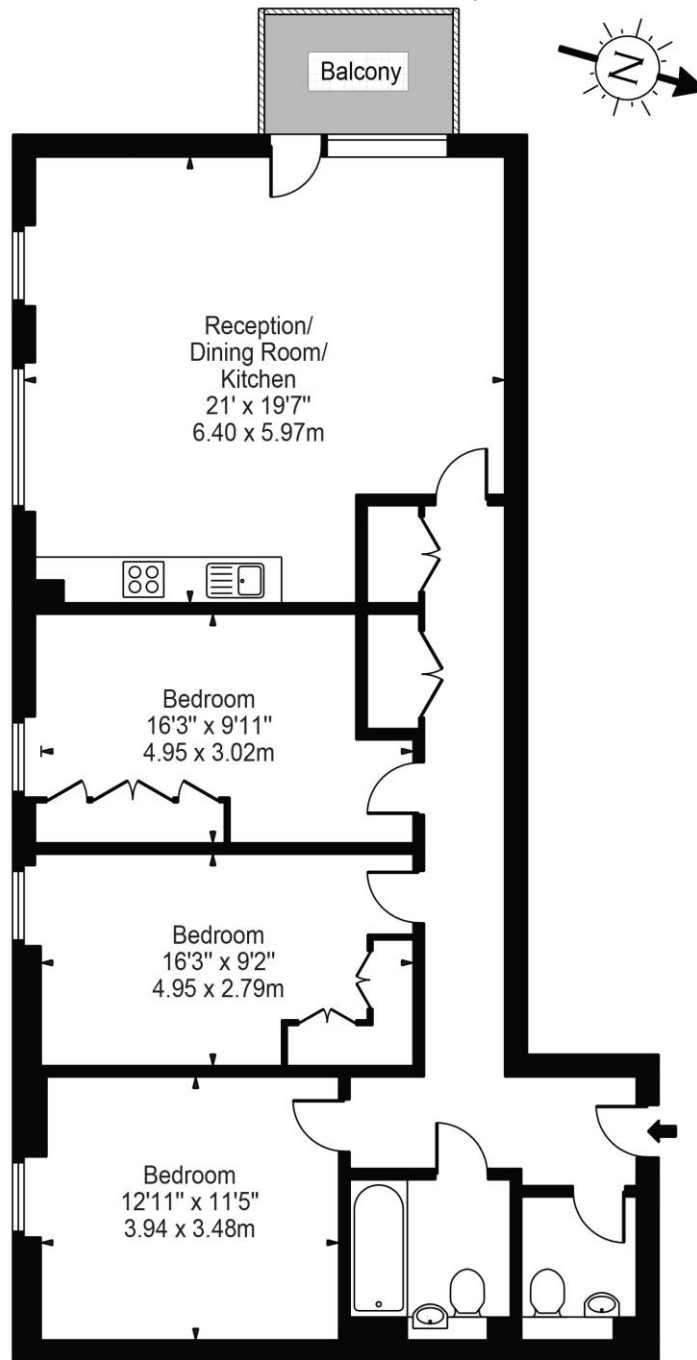
Tenure: Leasehold
Term: 987 years approx.
Service Charge: £500 Per month
Ground Rent: Peppercorn
Council Tax Band: F
EPC rating: B

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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bruce Court, W5

Approx. Gross Internal Area 1134 Sq Ft - 105.35 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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