



Balmain Close, W5

£469,950 *Share of Freehold*



This well proportioned ground floor two bedroom flat offers spacious and well balanced accommodation, making it an excellent choice for both owner occupiers and investors alike. Extending to approximately 704 sq ft (65.4 sq m), the property comprises a bright and spacious reception/dining room, a separate fitted kitchen, two generous double bedrooms and a family bathroom.

KEY FEATURES

- Share of Freehold
- Garage
- Two Bed
- First come First Serve off street parking



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DESCRIPTION

The practical layout provides comfortable living space with excellent natural flow throughout.

A particular benefit is the separate garage, extending to approximately 135 sq ft (12.5 sq m), offering secure parking or valuable additional storage. The property is also offered with a share of freehold, enhancing its long-term appeal.

LOCATION

Situated in a sought after residential location, the property is approximately 1.1 miles from Ealing Broadway station, providing excellent transport links via the Elizabeth Line, Central and District lines, together with an excellent selection of shops, restaurants, cafés and local amenities.





MATERIAL INFO

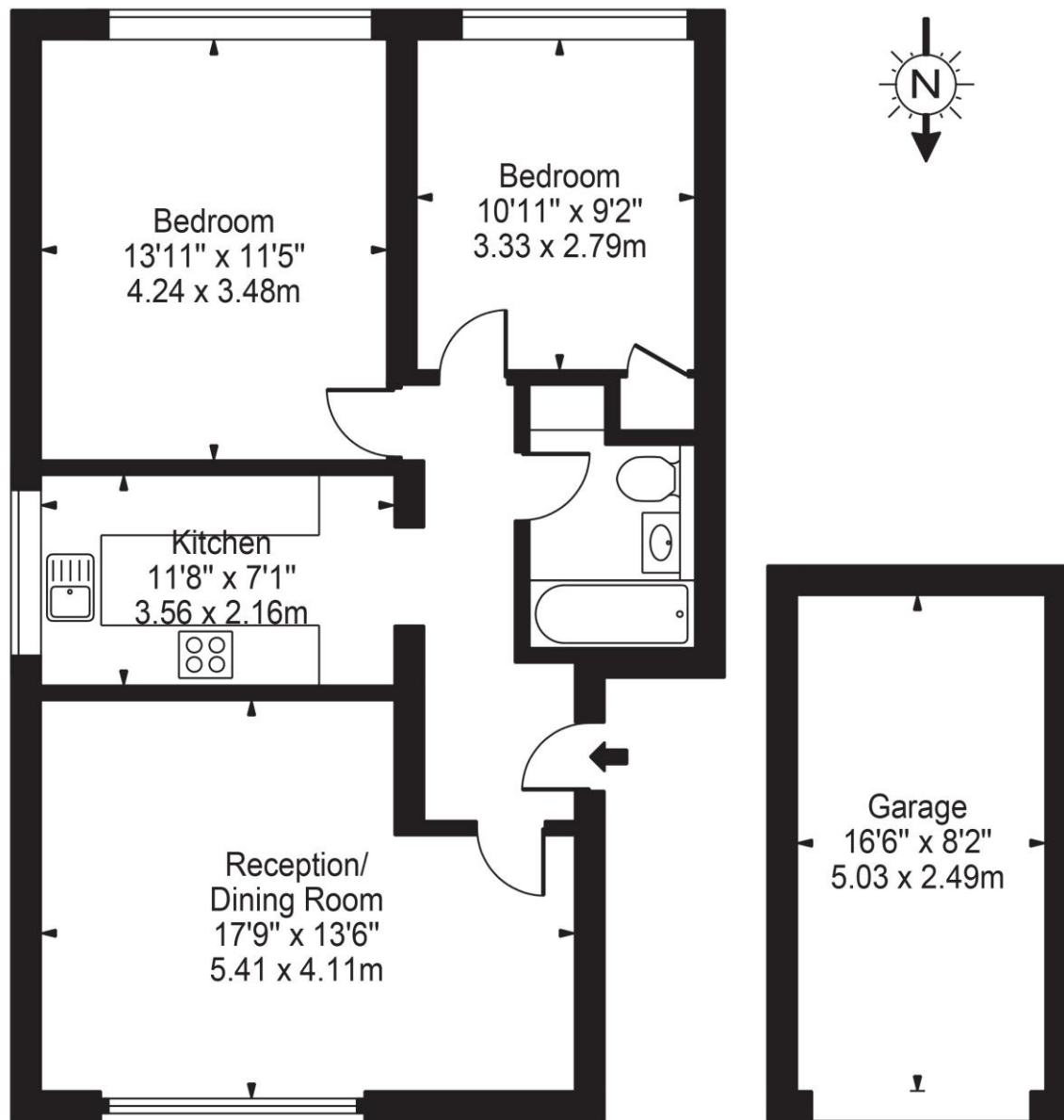
Tenure: Share of Freehold
Term: 138 Years approx.
Service Charge: £1704 per annum
Ground Rent: Peppercorn
Council Tax Band: D
EPC rating: D

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.

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Approx. Gross Internal Area 704 Sq Ft - 65.40 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.52 Sq M



Ground Floor

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

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