



The Town House, W5

£460,000 *Leasehold*

2  1  2 

Located on the third floor of a contemporary building and offered to the market with no onward chain, this charming two bedroom flat offers close to 750 square feet of comfortable living space. The property features an open-plan kitchen and reception area, providing a versatile space for both dining and relaxation.

KEY FEATURES

- Spacious accommodation
- Long lease
- Lift access
- Basement storage
- Bicycle storage
- Chain-free sale



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The principal bedroom features built in wardrobes and an en-suite bathroom, opposite the guest/family bathroom find the sizeable second bedroom. Further benefits include lift access, a lockable storage cage and bicycle storage in the cellar. One of the standout features of this property is its prime location, just steps away from Ealing Broadway Tube Station, offering unparalleled convenience for commuters. With shops, cafes, and local amenities all within easy reach, this flat is perfect for those seeking a modern, urban lifestyle.

****PLEASE NOTE** there is a known issue with the flat roof of the entire building that will require remedial work by the Freeholder. The property requires updating and redecorating in places, but this is reflected in the current asking price.





MATERIAL INFO

Tenure: Leasehold

Term: 237 year and 1 months

Service Charge: £5,659.40 per annum (subject to increase)

Ground Rent: £225 per annum (subject to increase)

Council Tax Band: E

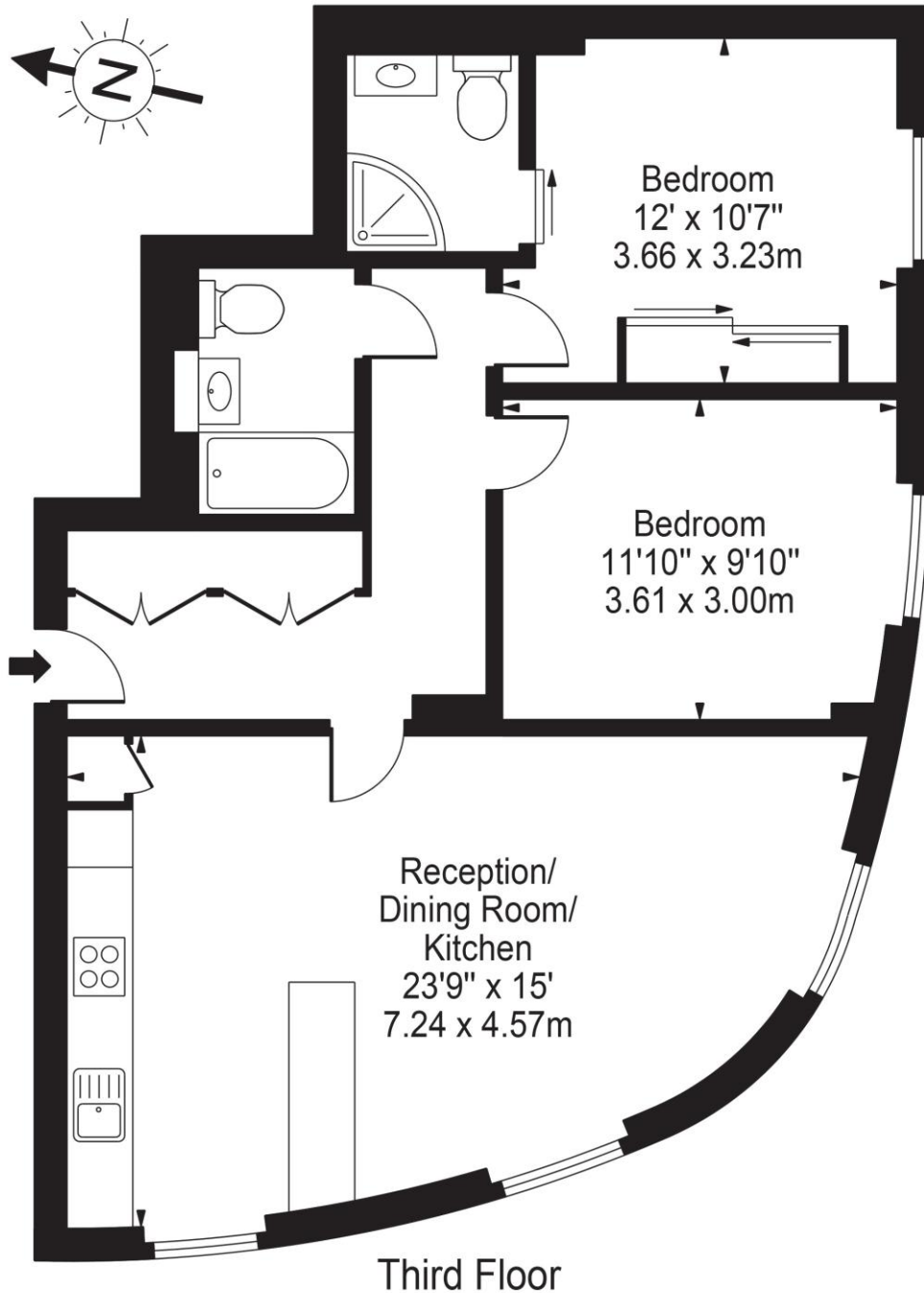
EPC rating: C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Town House, W5

Approx. Gross Internal Area 756 Sq Ft - 70.20 Sq M



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.

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.