



WINDSOR ROAD, LONDON, W5 £525,000 LEASEHOLD

Lease: 189 years from 1981 (approx. 145 years remaining)
Ground rent: £250 pa (increasing in 2030 to £350pa)
Service Charge: £3,089.50 pa
(Information Supplied by vendor)

EPC: C
Council Tax Band: D

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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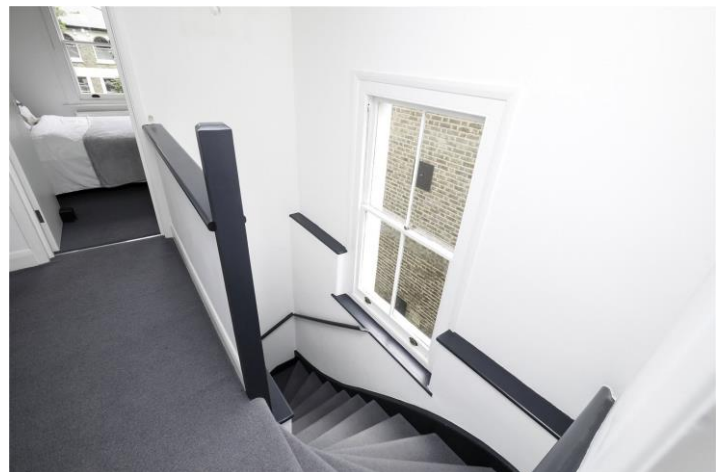
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DESCRIPTION:

Spacious and well-presented two bedroom apartment set within a converted period house boasting approximately 687 square feet of internal accommodation comprising two bedrooms, modern family bathroom and an open-plan reception room with fully-equipped kitchen. Bright and airy throughout due to the triple aspect, the flat is offered to the market with no onward chain and also benefits from wooden floors, with the loft space also demised to the property which holds potential for further extension subject to the relevant planning consents.

The property is situated in a sought-after location within just 0.2 miles of Ealing Broadway station (Elizabeth Line) as well as the numerous amenities along the Broadway. The open green spaces of Ealing Common are within 0.3 miles and Walpole Park - within 0.5 miles.



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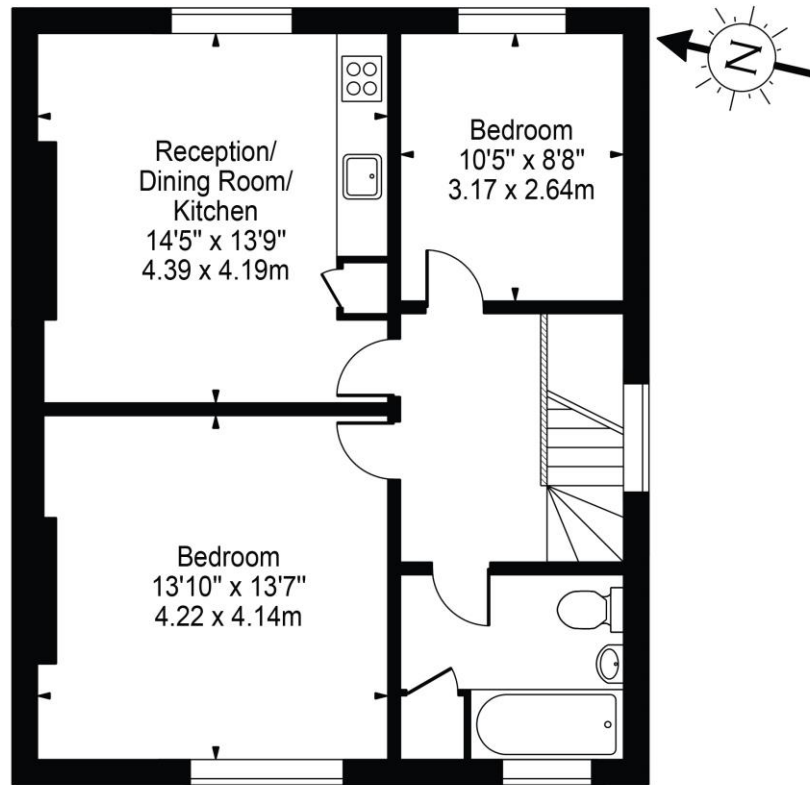


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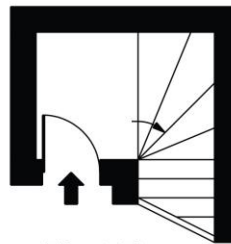
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Windsor Road, W5

Approx. Gross Internal Area 687 Sq Ft - 63.82 Sq M



Second Floor



First Floor
Entrance

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 145 year and 6 months

Service Charge: £3,089.50 pa (subject to increase)

Ground Rent: £250 pa (increasing to £350 pa in 2030)

Council Tax Band: 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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