



## WARWICK ROAD, W5 £650,000 LEASEHOLD

Lease: 125 years from 2001 (approx. 100 years remaining)

Ground rent: £200 per annum

Service Charge: £2,039.16 per annum

*(Information Supplied by vendor)*

EPC: D

Council Tax Band: E

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## DESCRIPTION:

Expansive two bedroom two bathroom apartment set within a converted detached period house boasting approximately 942 square feet of internal accommodation comprising two double bedrooms, two bathrooms, spacious reception room and separate fully-equipped kitchen. The flat further benefits from high ceilings, wood floors and ample storage throughout.

The property is situated in a sought-after location within close proximity of the numerous amenities of Ealing Broadway (0.6 miles). The open green spaces of Ealing Common (0.1 miles) and Walpole Park (0.6 miles) are just short walk away. Commuters benefit from a variety of transport links including Ealing Broadway train station (Elizabeth Line) (0.6 miles).

*\*Imagery : please note furniture has been superimposed into certain photos*



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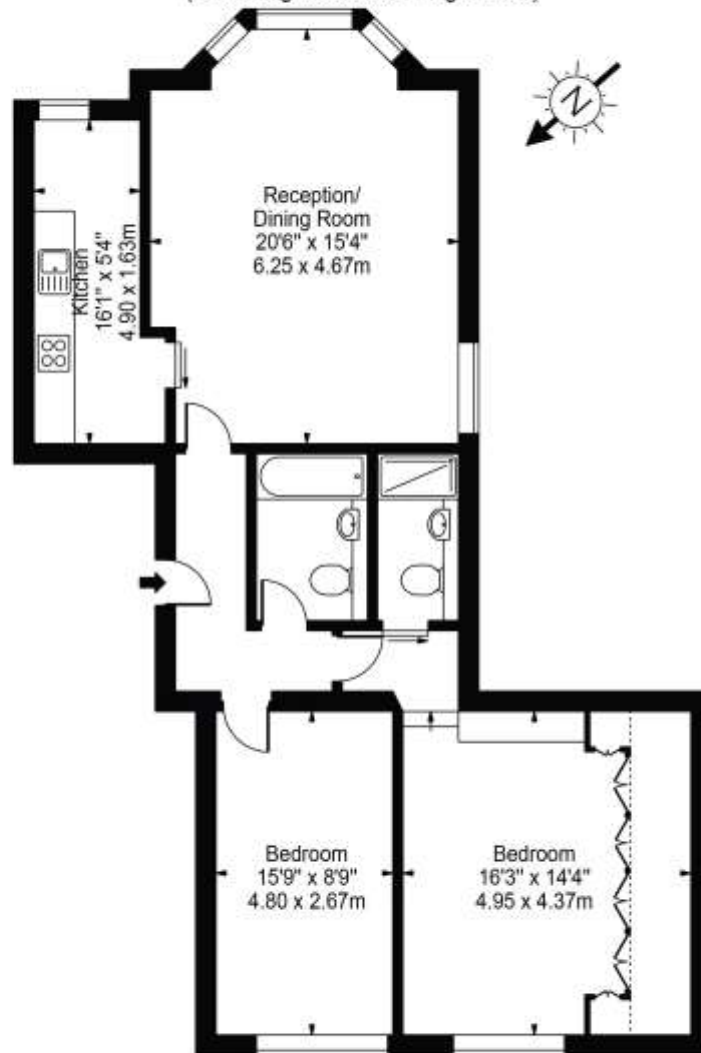
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## Warwick Road, W5

Approx. Total Internal Area 942 Sq Ft - 87.51 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 894 Sq Ft - 83.06 Sq M  
(Excluding Restricted Height Area)

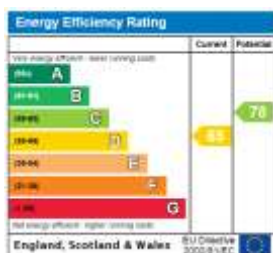


### First Floor

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.

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.



**Tenure:** Leasehold

**Term:** 100 year and 5 months

**Service Charge:** £2,039.16 per annum (subject to increase)

**Ground Rent:** £200 per annum (subject to increase)

**Council Tax Band:** E

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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