



## Craig House, London, W13

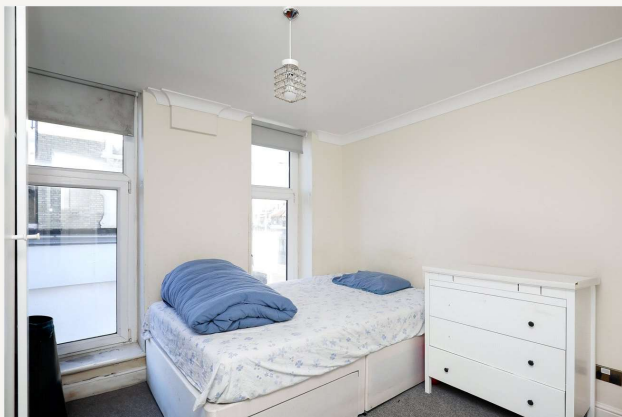
GUIDE PRICE £330,000 *Leasehold*



Contemporary two bedroom apartment which is located within a well-maintained building. The property is in fair decorative order throughout and is comprised of two bedrooms, two bathrooms, spacious reception room and a separate kitchen. The property further benefits from double-glazed windows, lift access and a communal rooftop terrace. The flat is located in a popular residential area within close proximity of numerous local amenities and a variety of transport links including the Elizabeth Line from West Ealing station. The open green spaces of Dean Gardens and Walpole Park are also close by.

### KEY FEATURES

- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Well-balanced accommodation
- Lift access
- Great transport links
- Variety of local amenities



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#### Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

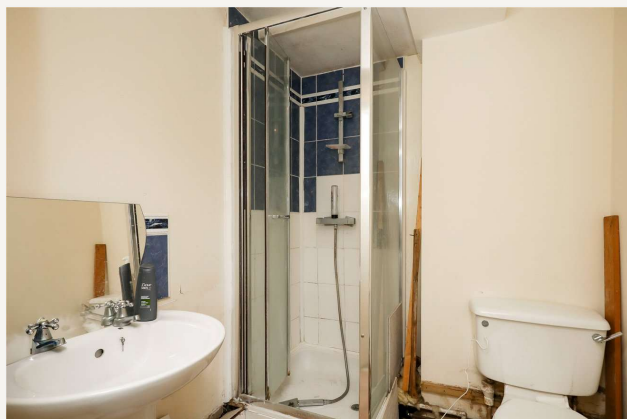
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 4.5% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 971 year and 3 months

**Service Charge:** approx. £1,317 per annum (subject to increase)

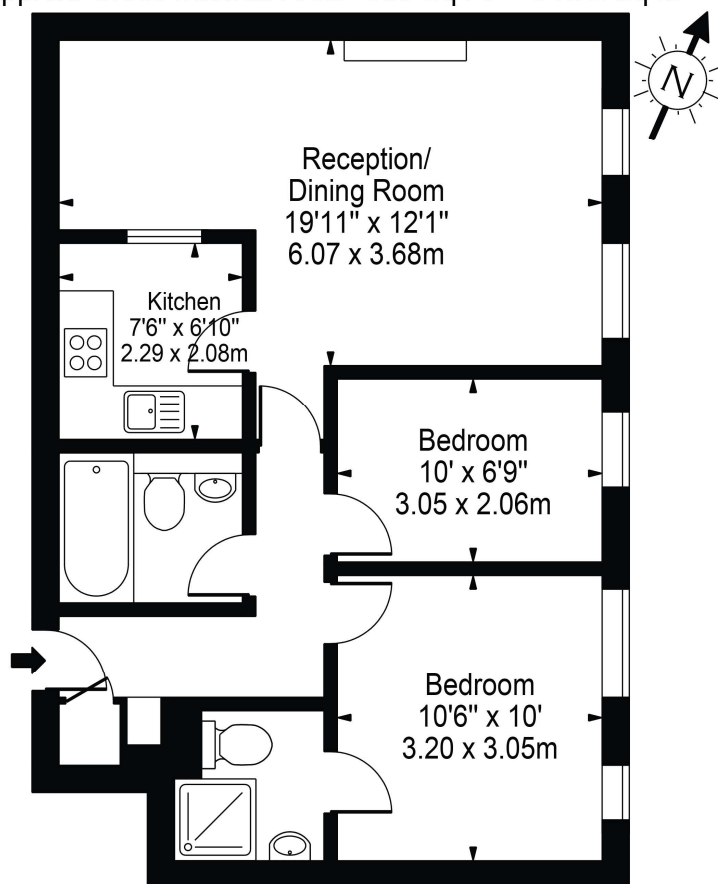
**Ground Rent:** £159 per annum (subject to increase)

**Council Tax Band:** E

**EPC rating:** E

## Craig House, W13

Approx. Gross Internal Area 589 Sq Ft - 54.72 Sq M



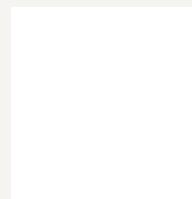
### First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/EAL230225>

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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