



SANDALL CLOSE, LONDON, W5 £489,000 LEASEHOLD

Lease: 189 years from 1989 (approx. 152 years remaining)

Ground rent: Nil

Service Charge: Nil (joint building insurance policy – 2025 £376.23)

(Information Supplied by vendor)

EPC: C

Council Tax Band: D

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DESCRIPTION:

Well-proportioned first floor maisonette which is offered to the market in good condition throughout and with no onward chain. The property offers approximately 657 sq ft of internal accommodation comprising two double bedrooms, modern tiled bathroom, separate kitchen with ample storage and a spacious reception room with a bay window. The apartment further benefits from double-glazed windows, wooden floors and a private secluded garden. Situated within a leafy cul-de-sac, the property is conveniently located for Hanger Lane and Park Royal underground stations as well as the A40. The numerous amenities of Pitshanger Lane and the open green spaces of Hanger Hill Park and Pitshanger Park are also within easy reach.



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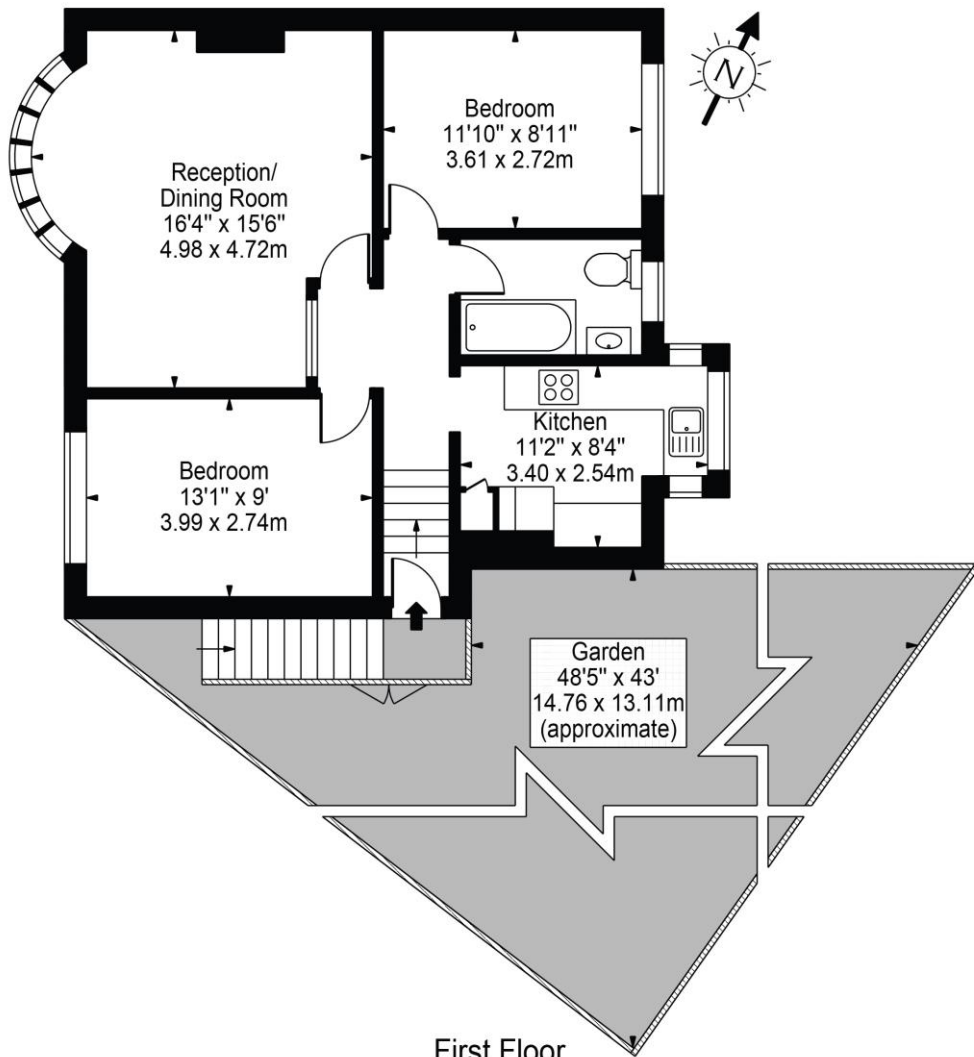


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Sandall Close, W5

Approx. Gross Internal Area 657 Sq Ft - 61.04 Sq M

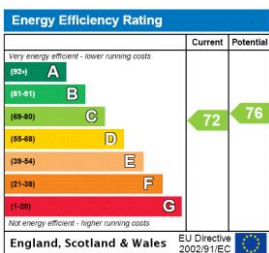


First Floor

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.

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: 152 year and 10 months

Service Charge: Nil (joint building insurance policy - 2025 £376.23)

Ground Rent: Nil

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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