



**WESTGATE HOUSE, WEST GATE, LONDON, W5**

**£320,000 LEASEHOLD**

LEASE: 997 Years  
GROUND RENT: £1  
SERVICE CHARGE: £3,100

COUNCIL TAX BAND: D  
EPC: E  
*(Information Supplied By The Seller)*

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

**Winkworth**

for every step...

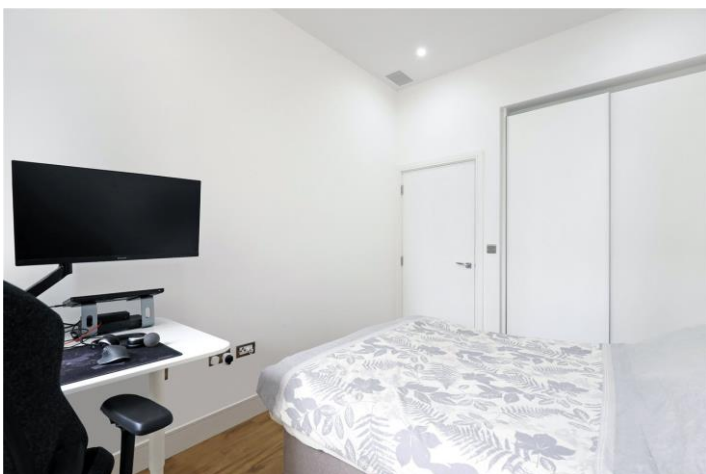
*winkworth.co.uk*





### DESCRIPTION:

This modern ground floor apartment in Ealing's Westgate House is perfect for first-time buyers or investors. With an open-plan kitchen and reception area, a double bedroom with built-in storage and a well-designed bathroom, it offers convenience and style. Amenities include air conditioning throughout, a 24-hour concierge, a sky lounge, fitness facilities accompanied with a sauna/steam room, and a cinema room. Close to Hanger Lane and Park Royal tube stations, as well as local amenities and transportation links, it provides easy access to Ealing Broadway and into the City.



**Winkworth**

for every step...



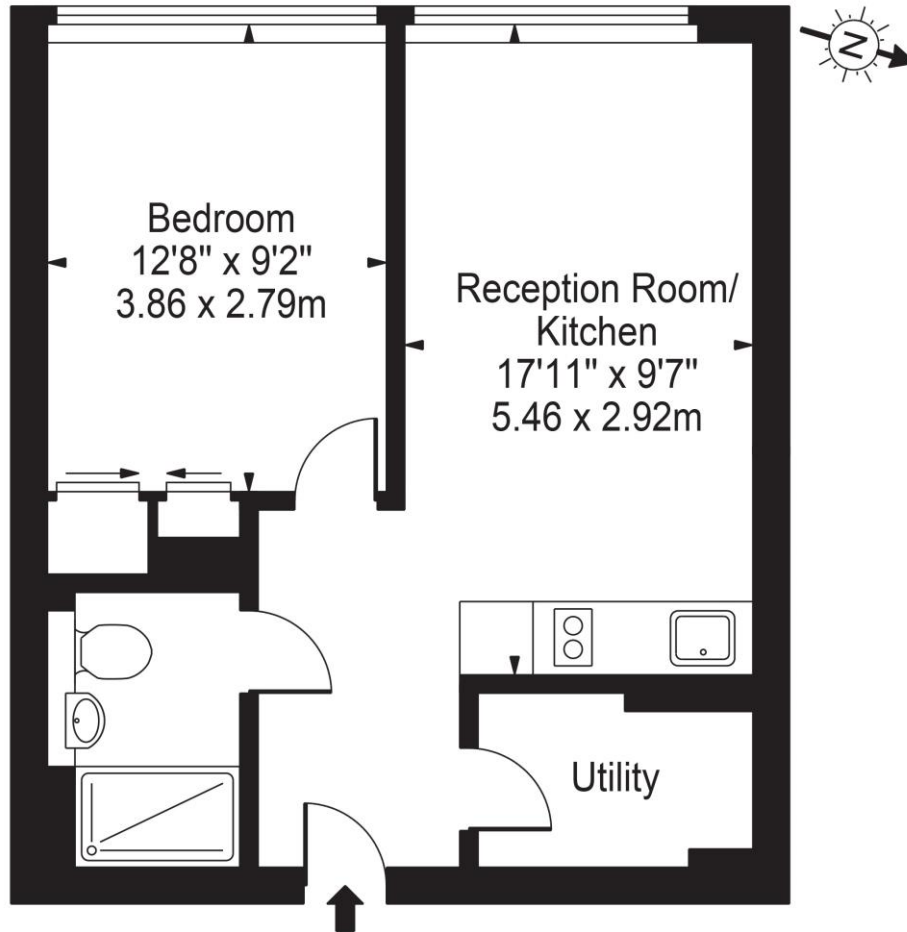


**Winkworth**

for every step...

# Westgate House, W5

Approx. Gross Internal Area 439 Sq Ft - 40.78 Sq M



Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		

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



for every step...

winkworth.co.uk

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.