



Balmain Close, W5

£520,000 *Share of Freehold*



This generously proportioned ground floor two bedroom flat offers well balanced accommodation and excellent potential, ideal for both owner occupiers and investors alike.

KEY FEATURES

- Two Bedroom
- Share Of Freehold
- Separate Garage
- Communal outside space



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DESCRIPTION

The property features two ample double bedrooms, each providing plenty of space for wardrobes and additional furnishings. A well-appointed family bathroom serves the flat, while a separate kitchen offers practical cooking and storage space. The bright and spacious reception room provides a comfortable setting for both relaxing and entertaining. Further benefits include a share of freehold, adding long term security and appeal, as well as a separate garage conveniently located close to the property a valuable addition for parking or extra storage.

Situated in a sought after residential location, the property is approximately 1.1 miles from Ealing Broadway station, offering excellent transport links including the Elizabeth Line, Central and District lines, along with a wide range of shops, restaurants and local amenities.





MATERIAL INFO

Tenure: Share of Freehold

Term: 139 year and 4 months

Service Charge: £1,908.34 per annum (subject to increase)

Ground Rent: Nil

Council Tax Band: D

EPC rating: C

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.

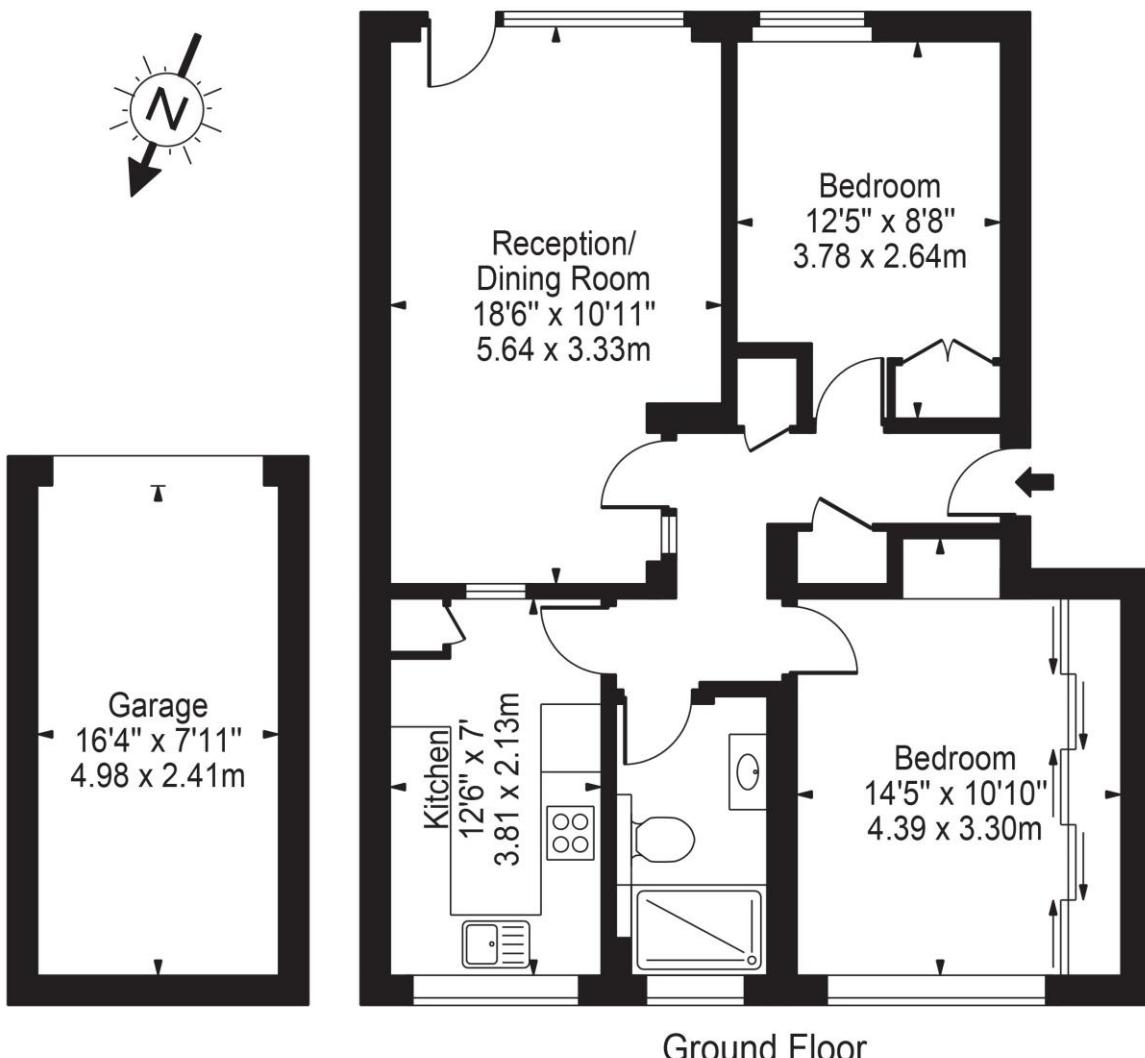
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Balmain Close, W5

Approx. Gross Internal Area 682 Sq Ft - 63.36 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 129 Sq Ft - 12.00 Sq M



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.

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