



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



Ealing & Acton

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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.

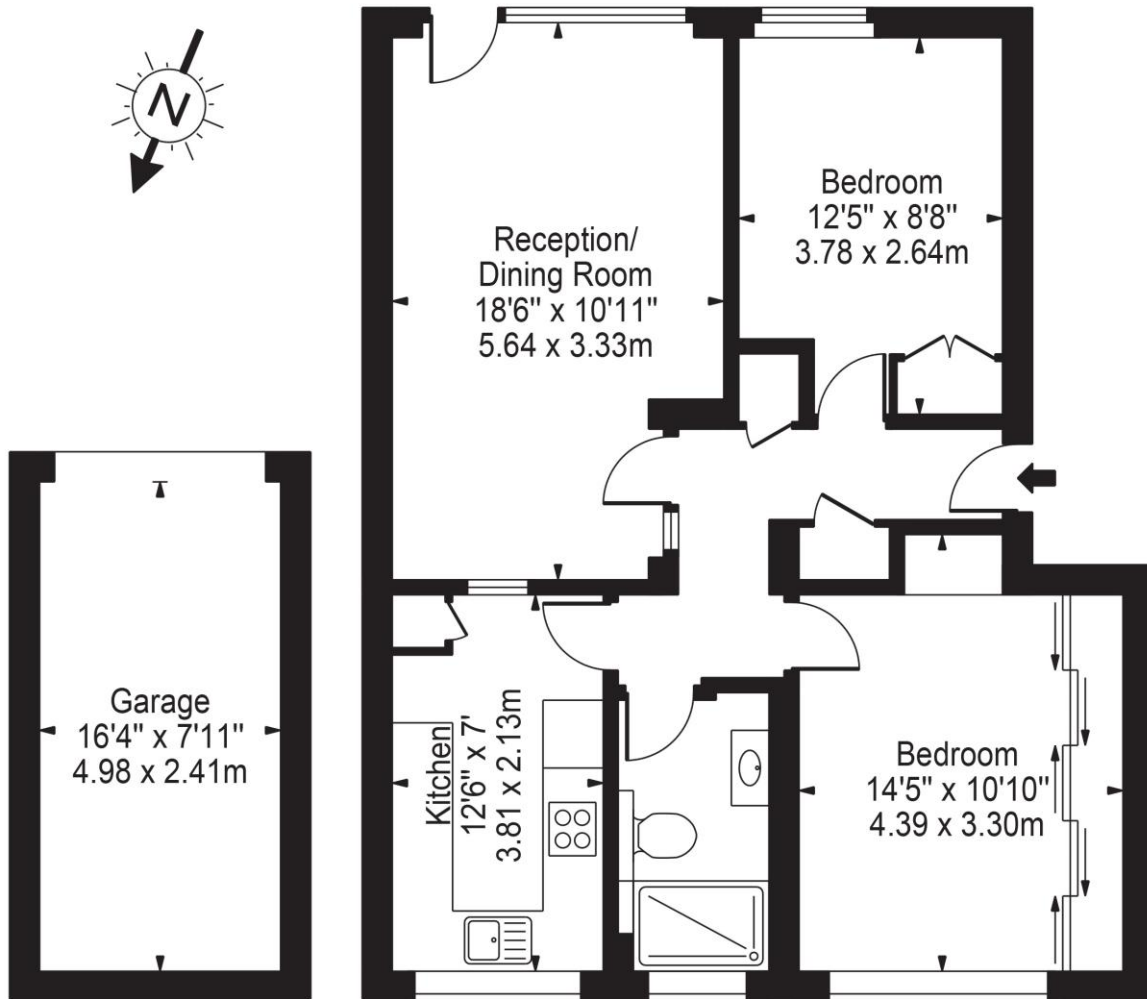
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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