



Gordon House, W5

£365,000 *Share of Freehold*



Oozing with charm and character, this beautifully presented two bedroom apartment is offered to the market in good condition throughout and with no onward chain.

KEY FEATURES

- Bright and airy
- Dual-aspect reception room
- Feature fireplace
- Separate kitchen
- Lift access
- Allocated off-street parking space



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0208 896 0123 | ealing@winkworth.co.uk

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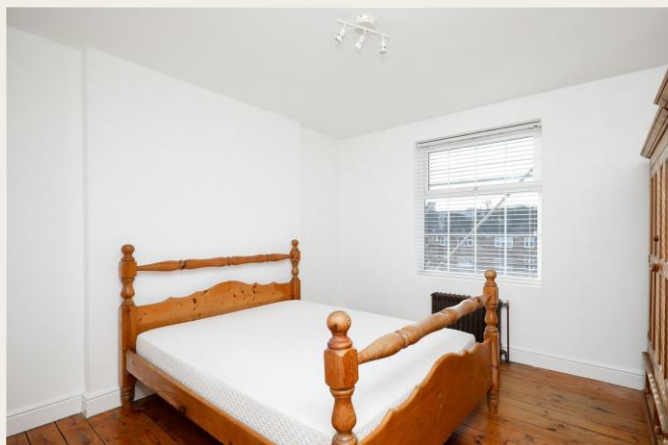
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DESCRIPTION

Situated on the Third Floor of a well-maintained purpose-built block with lift access, the property spans across 642 sq ft of internal accommodation comprised of two double bedrooms, generously-sized dual-aspect reception room, separate fully-equipped kitchen and a modern bathroom. The property further benefits from double-glazed windows, allocated off-street parking space and access to a communal garden. In-person viewings are highly recommended!

Gordon House is ideally located for transport links into Central London, being just 0.2 miles from the Central Line station of Hanger Lane and 0.6 miles from the Piccadilly Line at Park Royal whilst also being perfectly positioned for the North Circular road and the A40. The open green space of Hanger Hill Park is also close by.





MATERIAL INFO

Tenure: Share of Freehold

Term: 955 year and 10 months

Service Charge: £1919.10 per annum (subject to increase)

Ground Rent: £50 per annum (subject to increase)

Additional Ground Rent for Parking Space: £864 per annum (inclusive of VAT, payable bi-annually)

Council Tax Band: C

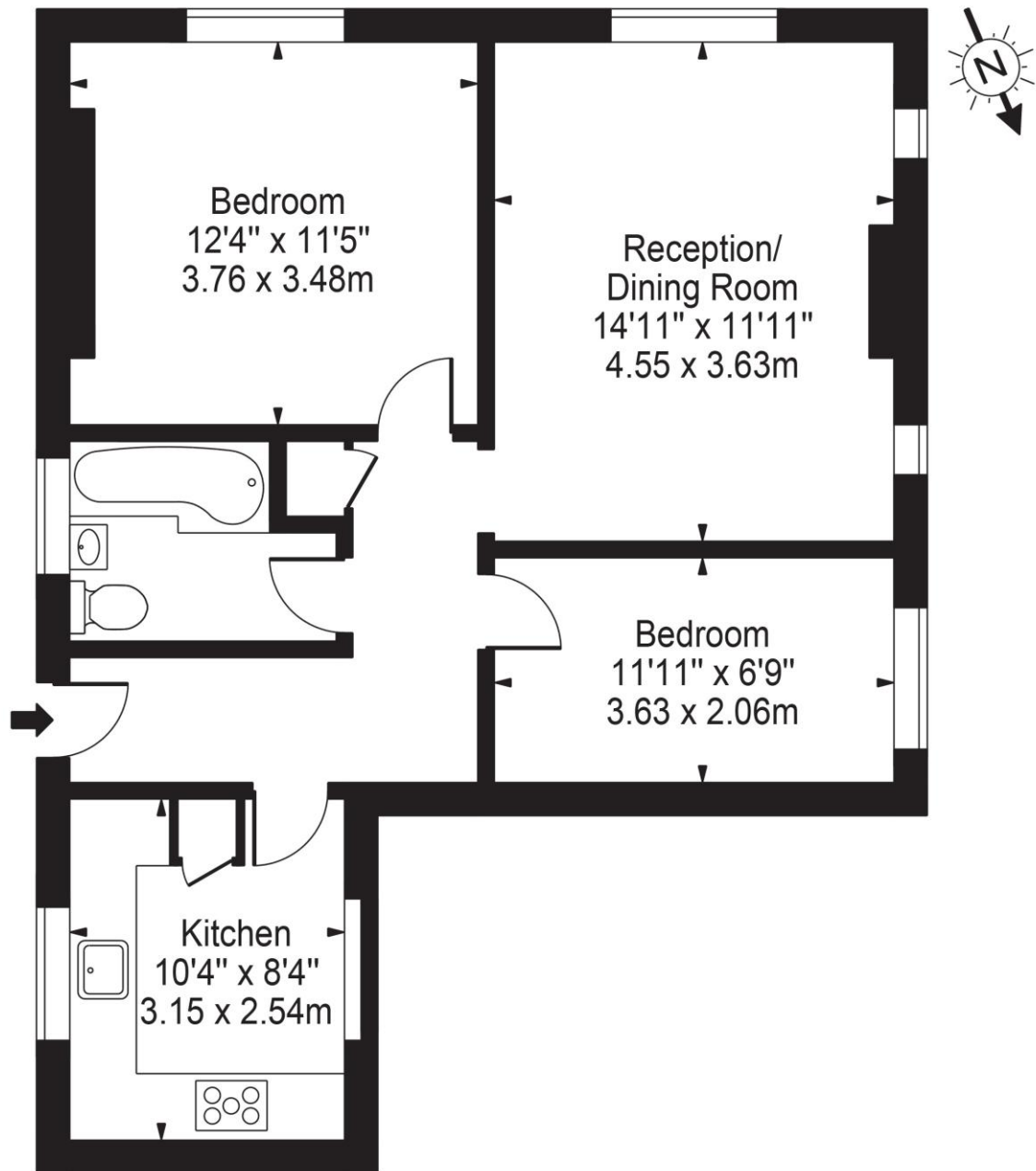
EPC rating: C

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	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Area 642 Sq Ft - 59.64 Sq M



Third Floor

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

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