



Windsor Road, W5

OIEO £499,000 *Leasehold*

A bright and spacious two-bedroom period conversion with triple-aspect living. Features a modern open-plan layout, demised loft with extension potential, and no onward chain.



#### KEY FEATURES

- Bright and airy
- Wooden floors
- Contemporary kitchen and bathroom
- Potential to extend (STPP)
- Chain free sale
- Desirable location



Ealing & Acton

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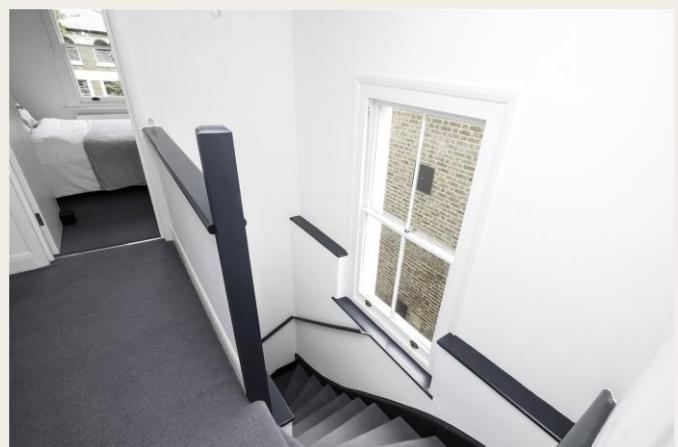


## DESCRIPTION

Spacious and well-presented two bedroom apartment set within a converted period house boasting approximately 687 square feet of internal accommodation comprising two bedrooms, modern family bathroom and an open-plan reception room with fully-equipped kitchen. Bright and airy throughout due to the triple aspect, the flat is offered to the market with no onward chain and also benefits from wooden floors, with the loft space also demised to the property which holds potential for further extension subject to the relevant planning consents.

## LOCATION

The property is situated in a sought-after location within just 0.2 miles of Ealing Broadway station (Elizabeth Line) as well as the numerous amenities along the Broadway. The open green spaces of Ealing Common are within 0.3 miles and Walpole Park - within 0.5 miles.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 145 year and 0 months

**Service Charge:** £3,089.50 per annum (subject to increase)

**Ground Rent:** £250 per annum (subject to increase in 2030 to £350 per annum)

**Council Tax Band:** D

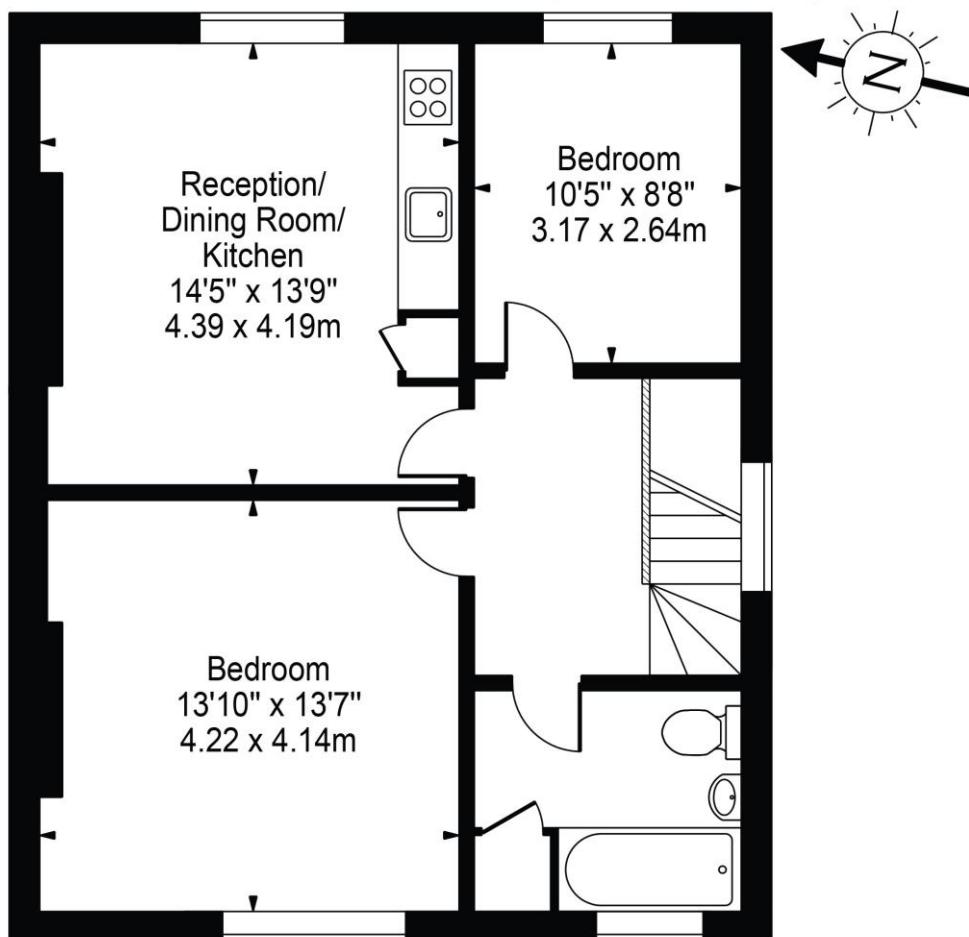
**EPC rating:** C

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.

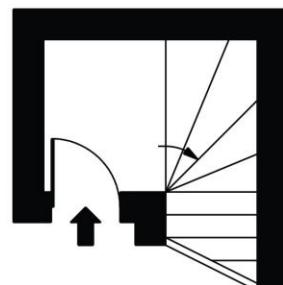
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	80 C
39-54	E		
21-38	F		
1-20	G		

# Windsor Road, W5

Approx. Gross Internal Area 687 Sq Ft - 63.82 Sq M



Second Floor



First Floor  
Entrance

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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