

KEMSLEY COURT, RATHGAR AVENUE, LONDON, W13

£450,000 LEASEHOLD

Lease: new 999 year lease
 Ground rent: £0 per annum
 Service Charge: £1,500 per annum
 (Information Supplied by vendor)

EPC: C
 Council Tax Band: TBC

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

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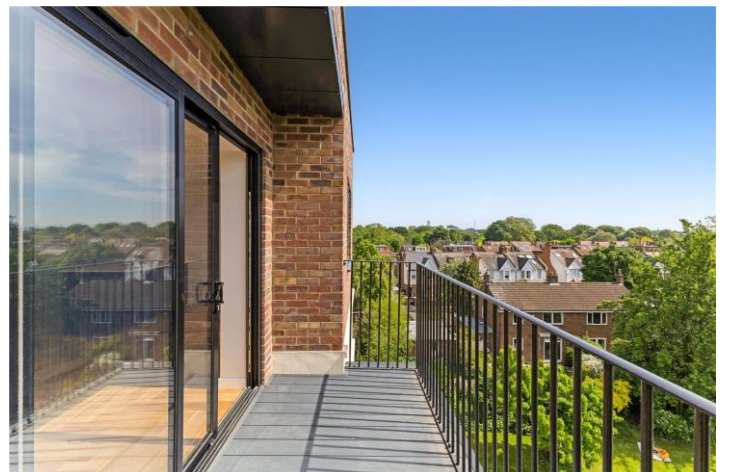
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DESCRIPTION:

Offered to the market with no onward chain, this stunning newbuilt one bedroom apartment is finished to the highest of standards and in-person viewings are highly recommended! Located on the fourth floor of a well-maintained purpose-built block, the property comprises one double bedroom, spacious open-plan reception room with fully-equipped kitchen and a modern tiled bathroom. It further benefits from excellent interior design, very energy-efficient air source heat pump system, private South-East facing balcony with uninterrupted views as well as access to the communal gardens. Located within a quiet residential area, the property is conveniently positioned in-between numerous transport links as well as various amenities along Northfield Avenue and Ealing Broadway. The open green spaces of Walpole Park and Lammas Park are also just a short walk away.



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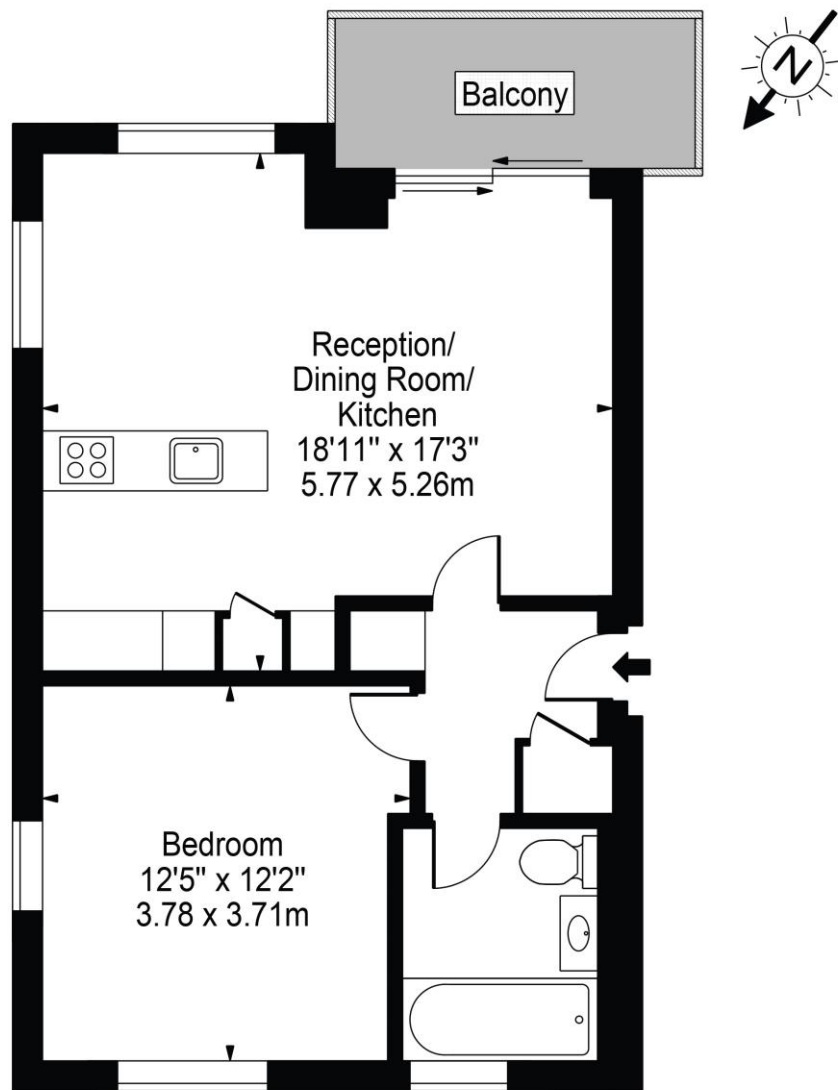


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Approx. Gross Internal Area 553 Sq Ft - 51.38 Sq M



Fourth 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	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 999 years

Service Charge: £1,500 per annum (subject to increase)

Ground Rent: £0 per annum

Council Tax Band: TBC

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.

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