



RED POLL HOUSE, QUEENS WALK, LONDON, W5
£525,000 LEASEHOLD

Lease: 125 years from 01/01/2015 (approx. 116 years remaining)

Ground Rent: £300 per annum

Service Charge: £2,448 per annum

(information supplied by vendor)

EPC: Band B

Council Tax: Band E

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DESCRIPTION:

An expansive two bedroom apartment located on the First Floor of a well-maintained building. The property offers approximately 749 sq ft of internal accommodation and comprises two double bedrooms, spacious reception room with an open-plan fully-equipped kitchen and a modern family bathroom. It further benefits from a private balcony, access to a communal rooftop terrace and an allocated off-street parking space. Offered in very good condition throughout. In-person viewings are highly recommended.

Located on a tree-lined street and within a highly-desirable residential area just North-West of Ealing Broadway, the property is only moments away from the numerous amenities of Pitshanger Lane as well as many outstanding schools and a variety of transport links.



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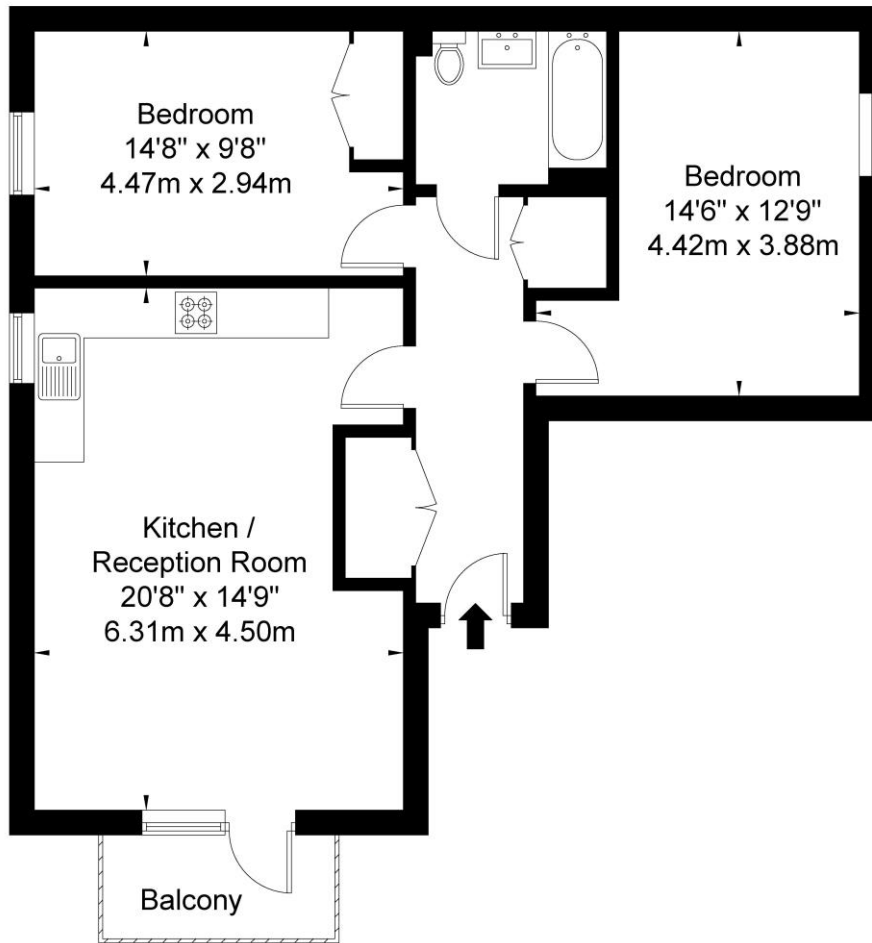


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Red Poll House, Queens Walk W5 1AD

Approx Gross Internal Area = 69.6 sq m / 749 sq ft



First Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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