



**CRAIG HOUSE, HARTINGTON ROAD, LONDON, W13**

**£450,000 LEASEHOLD**

LEASE: 972 YEARS AND 9 MONTHS  
GROUND RENT: £300 per annum  
SERVICE CHARGE: £4,553 per annum

*(Information supplied by the Seller)*

**COUNCIL TAX BAND: E**  
**EPC BAND: E**

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

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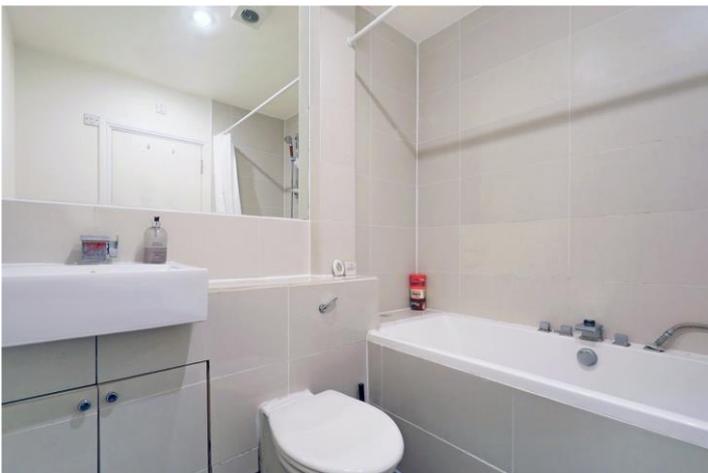
## DESCRIPTION:

Modern and spacious two bedroom apartment which is located within a well-maintained building. The property is in very good decorative order throughout and is offered to the market with no onward chain. It comprises two double bedrooms, two bathrooms, spacious reception room with wooden floors and a separate fully-equipped kitchen. The property further benefits from double-glazed windows, lift access and a secure off-street parking space. The flat is located in a popular residential area within close proximity of numerous local amenities and a variety of transport links including the Elizabeth Line from West Ealing station. The open green spaces of Dean Gardens and Walpole Park are also close by.



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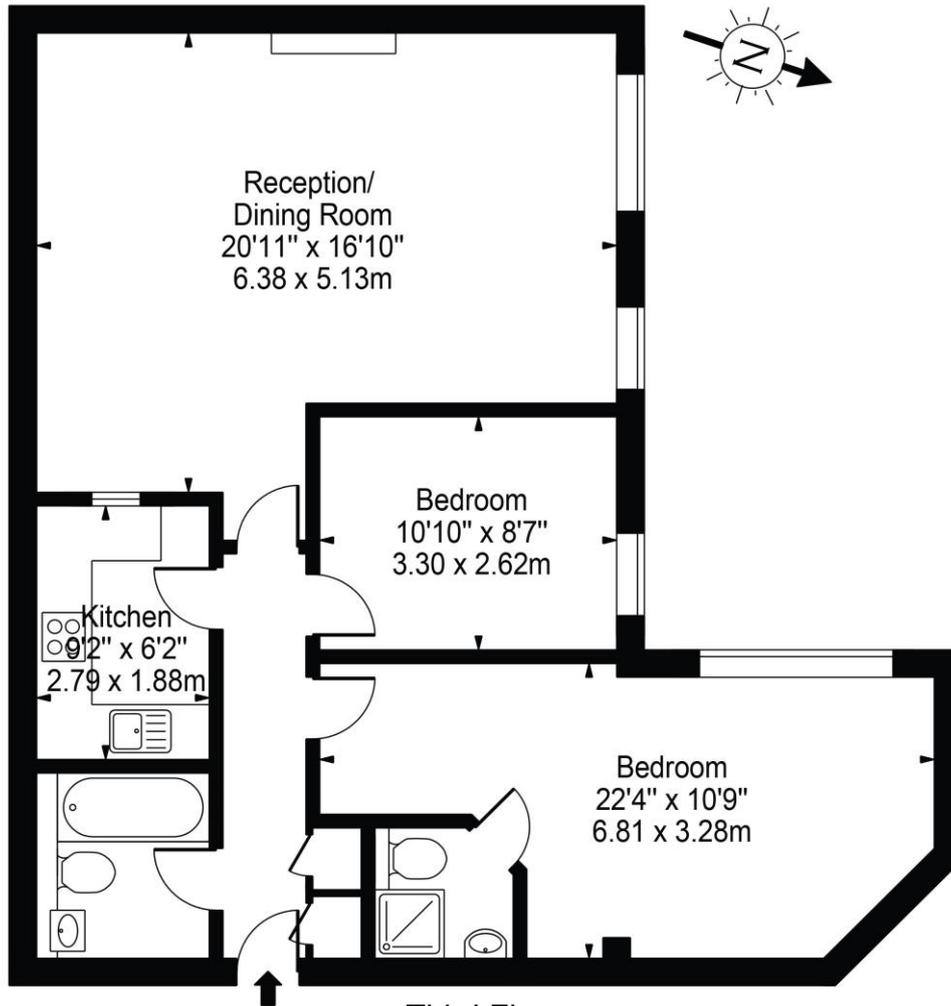


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# Craig House, W13

Approx. Gross Internal Area 819 Sq Ft - 76.09 Sq M

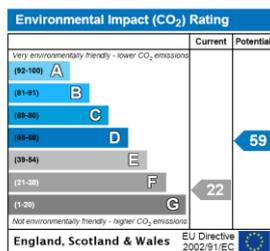
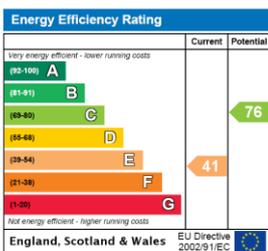


Third Floor

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.



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