



**GUNNERSBURY AVENUE, EALING, LONDON, W5**  
**£385,000 LEASEHOLD**

Lease: 215 years from 1981 (approx. 170 years remaining)

Ground rent: Peppercorn

Service Charge: £900 per annum

*(Information Supplied by vendor)*

EPC: C

Council Tax Band: C

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

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## DESCRIPTION:

This charming first-floor, self-contained apartment is part of a well-maintained Victorian building and benefits from a beautifully kept communal rear garden. Accessed via a private side entrance, the apartment features a spacious bedroom, a bathroom, and a living room, all overlooking the garden. There is also basement access for additional storage. The apartment is ideally situated in Ealing Common, a sought-after area with excellent local amenities and transport links. It is just a 3-minute walk from Ealing Common Tube Station (Piccadilly Line) and an 8-minute walk from Ealing Broadway Station, providing access to the Central, District, and Elizabeth Lines.

### Key Features:

- Communal Garden – Beautifully maintained and shared with residents
- Parking – One allocated space with room for an additional car
- Windows – Recently installed with fensa certification
- Boiler – 5-year-old Valliant boiler
- Leasehold – 174 years remaining, with an option to purchase the freehold
- Low Service Charges – peppercorn ground rent, no leaseholder management fees



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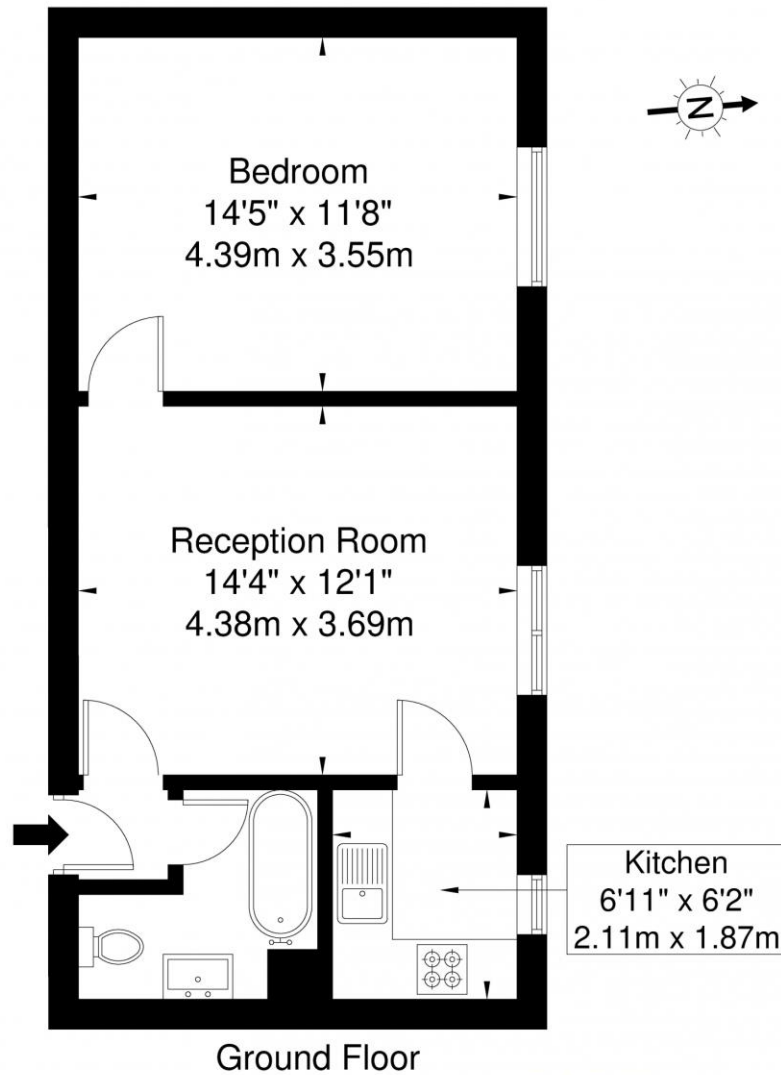


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# Gunnersbury Avenue, W5 3NH

Approx. Gross Internal Area = 42.5 sq m / 457 sq ft



Ref

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**B L E U  
P L A N**

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-53)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 170 year and 11 months

Service Charge: £900 per annum (subject to increase)

Ground Rent: Peppercorn

Council Tax Band: 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.

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