

## INGLIS ROAD, LONDON, W5

**£435,000 LEASEHOLD**

Lease: 111 years remaining  
Ground Rent: £175.00 per annum  
Service Charge: £1,800 per annum

*(Information Supplied by the Seller)*

Council Tax Band: D  
EPC Band: D

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

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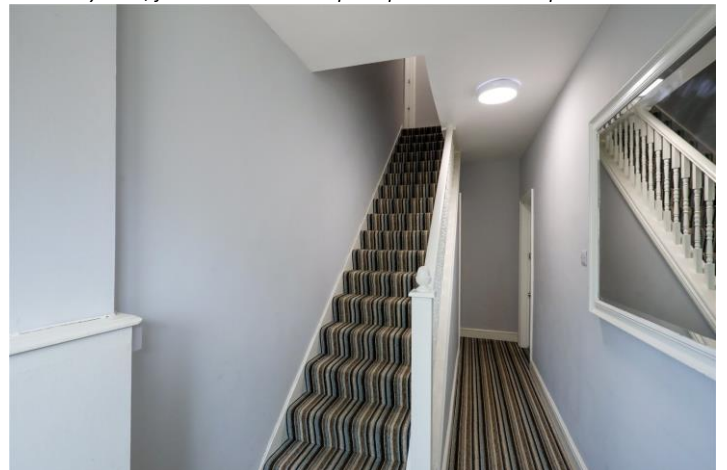


## DESCRIPTION:

Offered to the market with no onward chain, this two bedroom apartment is located on the second floor of an attractive converted period house. Providing approximately 632 sq ft of internal accommodation, the property comprises two bedrooms, family bathroom, spacious reception room and a separate kitchen. It further benefits from wooden floors, off-street parking and access to a secluded rear communal garden.

Located on a quiet residential road, the property is equidistantly positioned between Ealing Common and North Ealing stations, and within close proximity of Ealing Broadway station (Elizabeth Line). There is an abundance of local amenities and the open green space of Ealing Common is also close by.

*\*Please note, some images used are historic and taken prior to the start of the current tenancy. Also, furniture has been superimposed into certain photos.*



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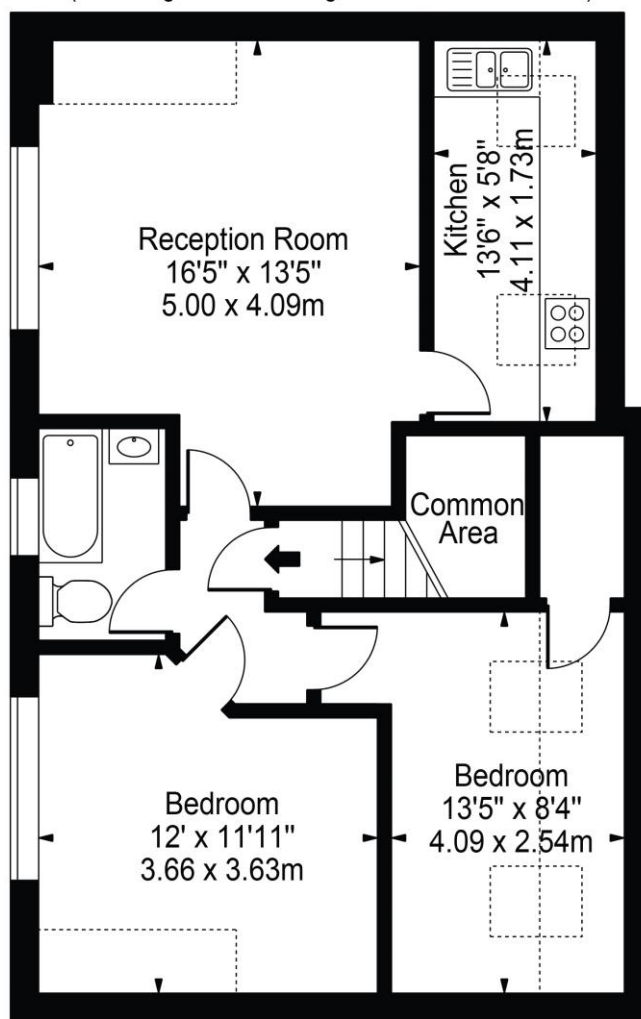
# Inglis Road, W5

Approx. Total Internal Area 632 Sq Ft - 58.71 Sq M

(Including Restricted Height Area & Excluding Common Area)

Approx. Gross Internal Area 515 Sq Ft - 47.85 Sq M

(Excluding Restricted Height Area & Common Area)



## Second 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.

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

**Tenure:** Leasehold

**Term:** 111 year and 3 months

**Service Charge:** £1800 per annum

**Ground Rent:** £ 175 Annually (subject to increase)

**Council Tax Band:** D

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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