



**RELPH COURT, KENNETH WAY, LONDON, W5**  
**£600,000 LEASEHOLD TWO OFF-STREET PARKING SPACES INCLUDED!**

Lease: 250 years from 2018 (approx. 242 years remaining)  
Ground rent: £300 pa (first 25 years), increasing to £600 pa (following 25 years)  
Service Charge: £2,522.76 per annum  
*(Information Supplied by vendor)*

EPC: B  
Council Tax Band: E

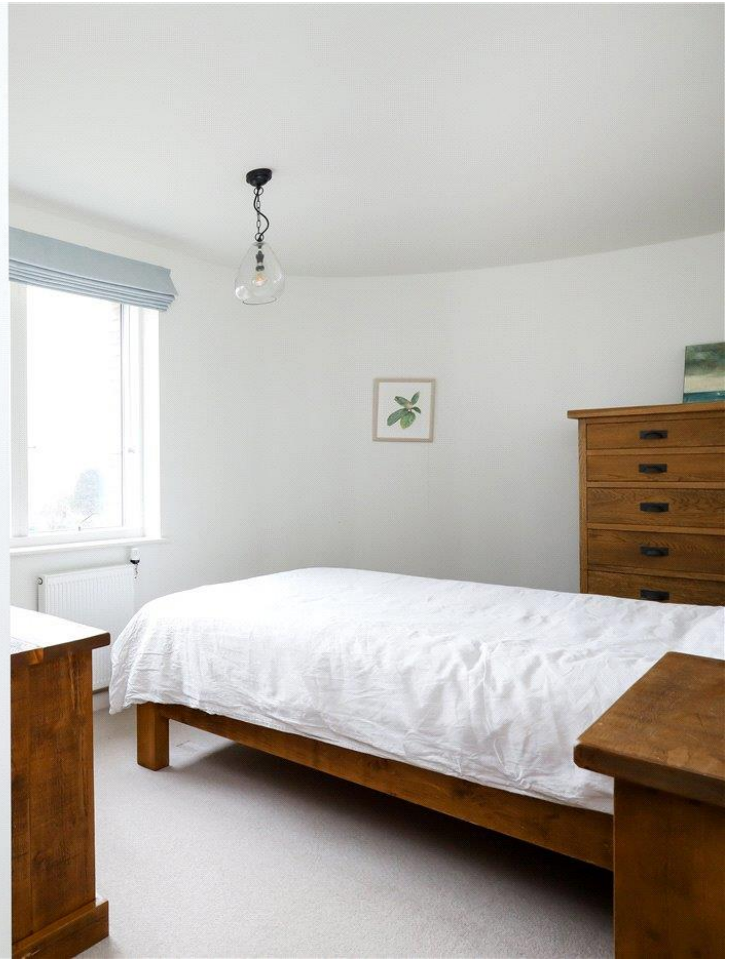
Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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## DESCRIPTION:

Bright and spacious two bedroom apartment situated on the fifth floor of a well-maintained contemporary building. The property offers approximately 893 sq ft of internal accommodation which includes an enclosed winter garden and comprises two double bedrooms, open-plan reception room with fully-equipped kitchen and two modern tiled bathrooms. Offered in very good condition throughout, the flat further benefits from ample storage, wooden floors, lift access and two designated off-street parking spaces. The property is situated within close proximity of the numerous amenities of Ealing Broadway. The open green spaces of Ealing Common and Walpole Park are just a short walk away. Commuters benefit from easy access to rail transport links from Ealing Broadway as well as North Ealing stations, including The Elizabeth, Central and District Line services, whereas the A406 and A40 offer motorists easy access into Central London.



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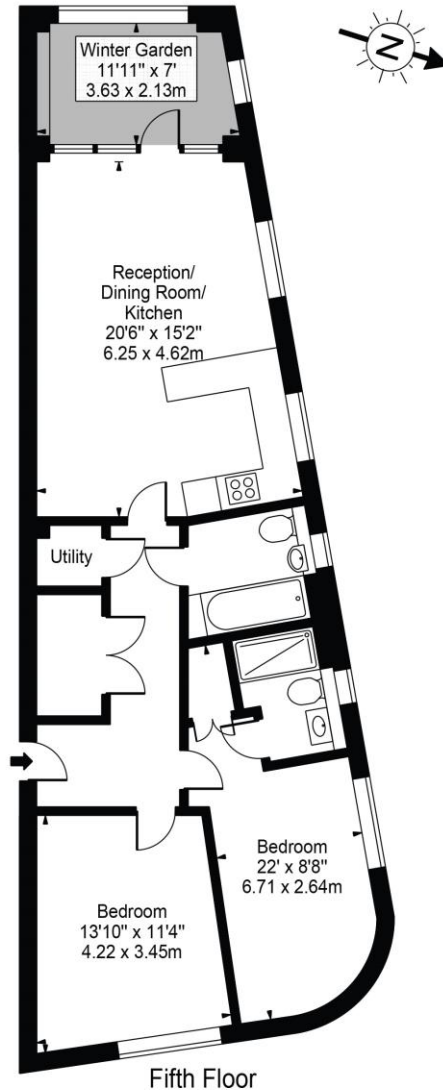
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## Relph Court, W5

Approx. Total Internal Area 893 Sq Ft - 82.96 Sq M  
(Including Winter Garden)

Approx. Gross Internal Area 811 Sq Ft - 75.34 Sq  
(Excluding Winter Garden)



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		84	84
(81-91) B			
(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	

Tenure: Leasehold

Term: 242 year and 10 months

Service Charge: £2,522.76 per annum (subject to increase)

Ground Rent: £300 pa (first 25 years), £600 pa (following 25 years)

Council Tax Band: E

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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