



**HAZEL COURT, HAMILTON ROAD, LONDON, W5**  
**£599,950 SHARE OF FREEHOLD**

Lease: Share of Freehold  
Ground rent: Nil  
Service Charge: £1,000 per annum  
*(Information Supplied by vendor)*

EPC: C  
Council Tax Band: E

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

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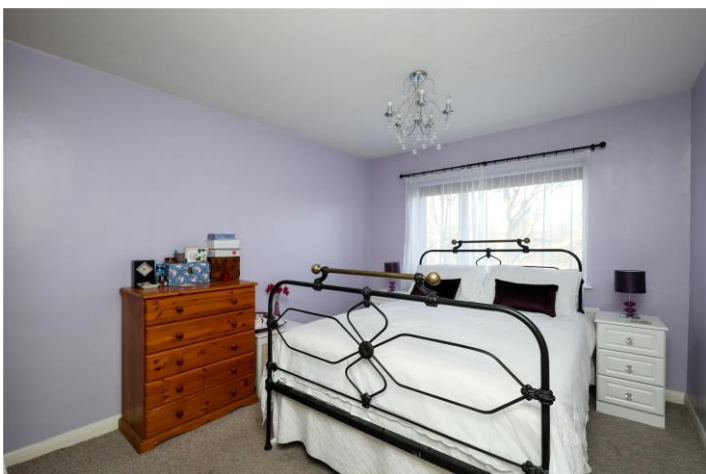
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## DESCRIPTION:

Bright and airy two bedroom apartment situated on the second floor of a well-maintained purpose-built building located just moments away from Ealing Broadway. The property offers approximately 680 sq ft of internal accommodation which comprises two generously sized double bedrooms with built-in storage, well-proportioned reception room, separate fully-equipped kitchen and a contemporary tiled family bathroom. Offered in very good condition throughout, the flat further benefits from ample storage, wooden floors, access to a rear communal garden and a private garage.

The property is situated in a sought-after location minutes away from 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 good bus services along the Uxbridge Road and are in close proximity to rail transport links from Ealing Broadway Station, including The Elizabeth, Central and District Line services.



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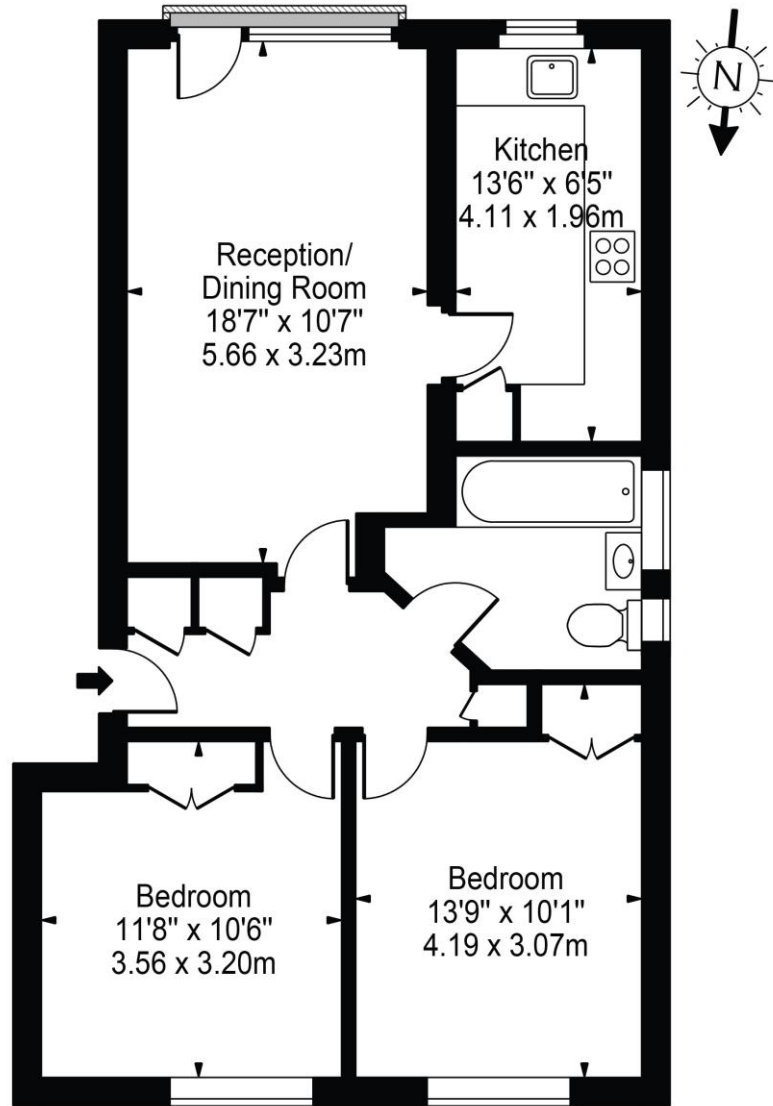


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# Hazel Court, W5

Approx. Gross Internal Area 680 Sq Ft - 63.17 Sq M

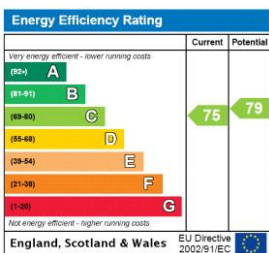


## Second Floor

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.



Tenure: Share of Freehold

Term: 945 year and 9 months

Service Charge: £1,000 per annum

Ground Rent: Nil

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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