



**MATTOCK LANE, W5**

**£635,000 LEASEHOLD**

**Lease: 125 Years**  
**Ground Rent: Peppercorn**  
**Service Charge: £1,753**

*(Information supplied by the Seller)*

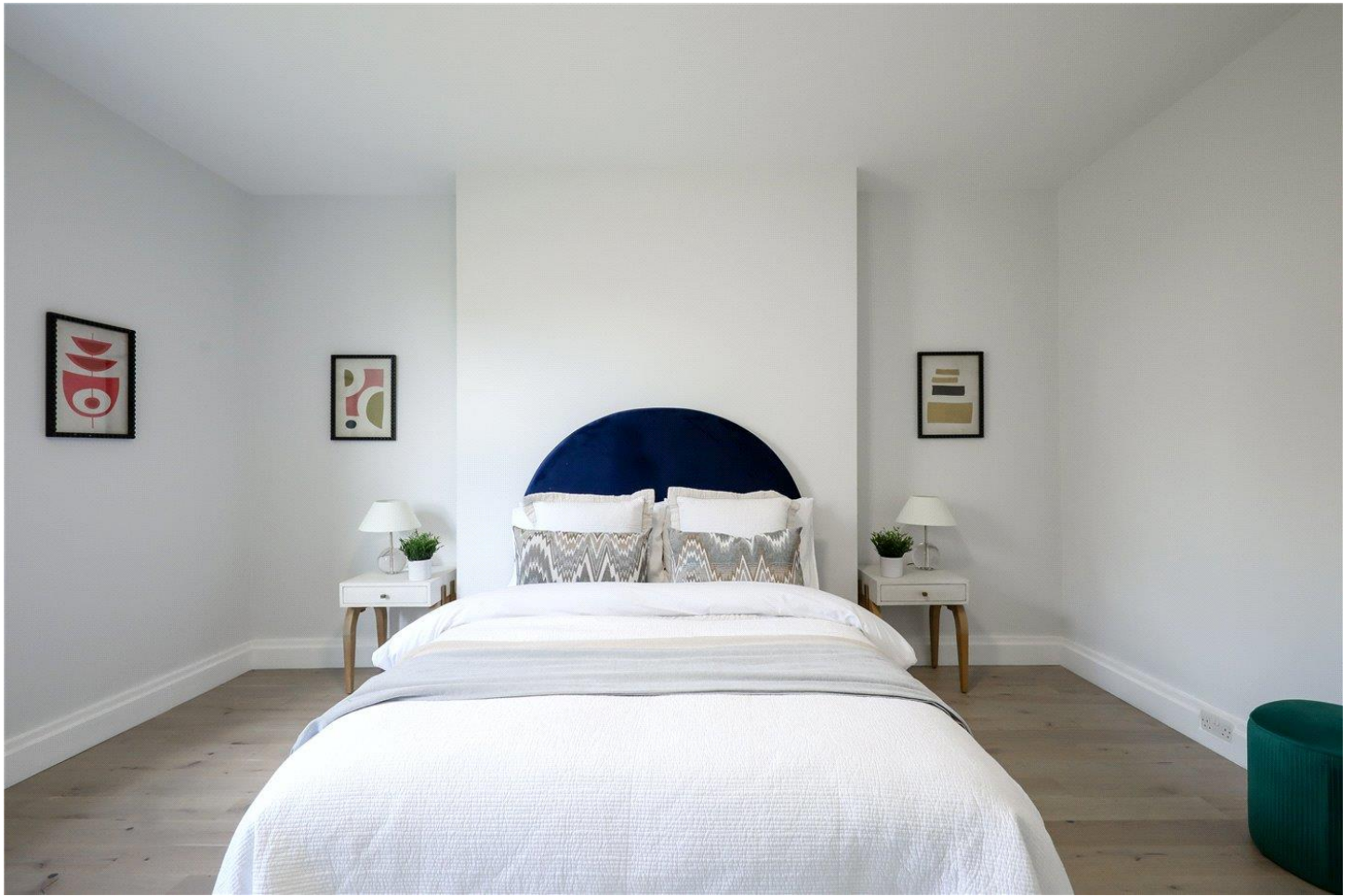
**EPC Band: D**  
**Council Tax Band: D**

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

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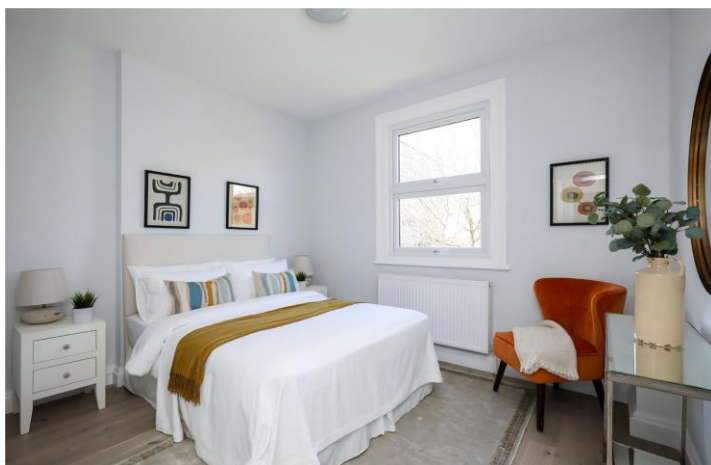
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## DESCRIPTION:

Spacious three bedroom apartment set within a period conversion located in one of Ealing's premier roads and offering just over 900 sq ft of internal accommodation. The property comprises three bedrooms, a family bathroom, modern separate kitchen and an expansive reception room. It further benefits from off-street parking space in the front driveway, and is offered to the market in newly refurbished condition throughout and with no onward chain. Located just moments away from Walpole Park, the flat is situated in a popular residential area and within close proximity of the numerous local amenities of Ealing Broadway and a variety



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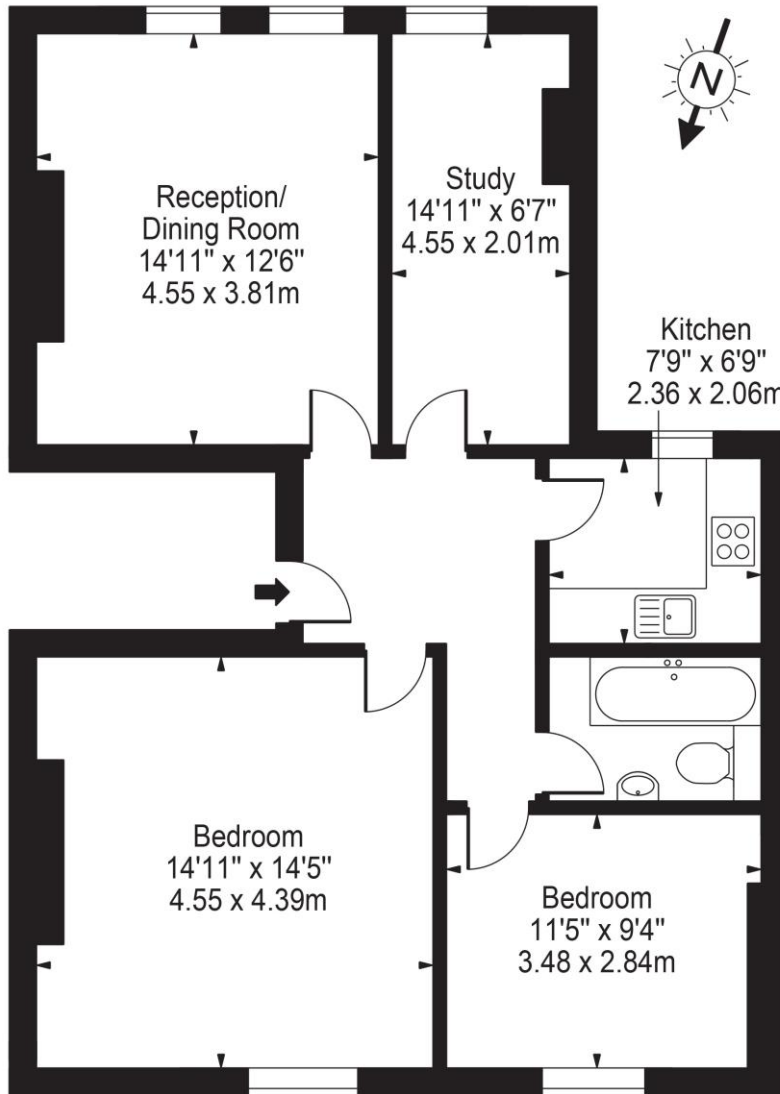


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# Mattock Lane, W5

Approx. Gross Internal Area 813 Sq Ft - 75.53 Sq M

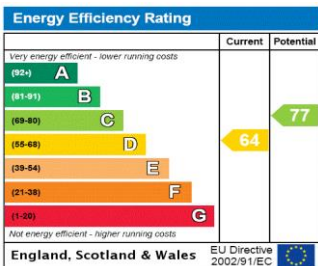


## Second Floor

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.



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