



EALCOM COURT, TRING AVENUE, LONDON, W5
£425,000 LEASEHOLD

Lease: 189 years from 1995 (approx. 159 years remaining)

Ground rent: £25 per annum

Service Charge: £2,321 per annum

(Information Supplied by vendor)

EPC: C

Council Tax Band: D

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

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DESCRIPTION:

This two-bedroom leasehold flat offers excellent potential for renovation, spanning just over 750 square feet of living space. As you enter, you are greeted by the kitchen, situated to the left, ready for modernisation. Adjacent to the kitchen is the primary bedroom, a spacious room with ample natural light. The family-sized bathroom is located next to the primary bedroom, providing convenience and functionality. To the east of the property lies the second bedroom, ideal for use as a guest room, office, or children's room. The generously sized reception room enjoys plenty of space for living and dining, making it a versatile area to personalise. In addition, the property benefits from a 63-square-foot garage, providing useful storage or parking space. This flat presents a fantastic opportunity to update and create a home to suit your style.



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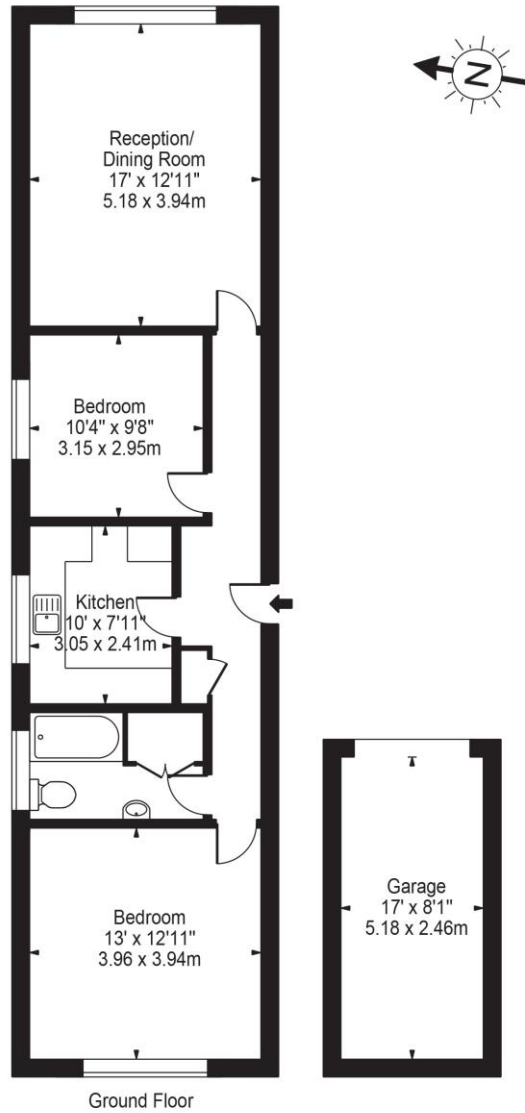
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Ealcom Court, W5

Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 137 Sq Ft - 12.74 Sq M



Ground 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	71	76
(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: 159 year and 10 months

Service Charge: £2,321 per annum (subject to increase)

Ground Rent: £25 per annum (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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