



**MATTOCK LANE, LONDON, W5**  
**£599,950 LEASEHOLD**

Lease: new 125 year lease will be granted upon completion  
Ground rent: Peppercorn  
Service Charge: £1,763.50 per annum  
*(Information Supplied by vendor)*

EPC: D  
Council Tax Band: D

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

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## DESCRIPTION:

Spacious two bedroom apartment set within a period conversion located on one of Ealing's premier roads and offering approximately 786 sq ft of internal accommodation. The property comprises two double bedrooms, tiled shower room, separate toilet and an expansive open-plan reception room with fully-equipped kitchen. It further benefits from off-street parking space in the front driveway, and is offered to the market in very good 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 of transport links.



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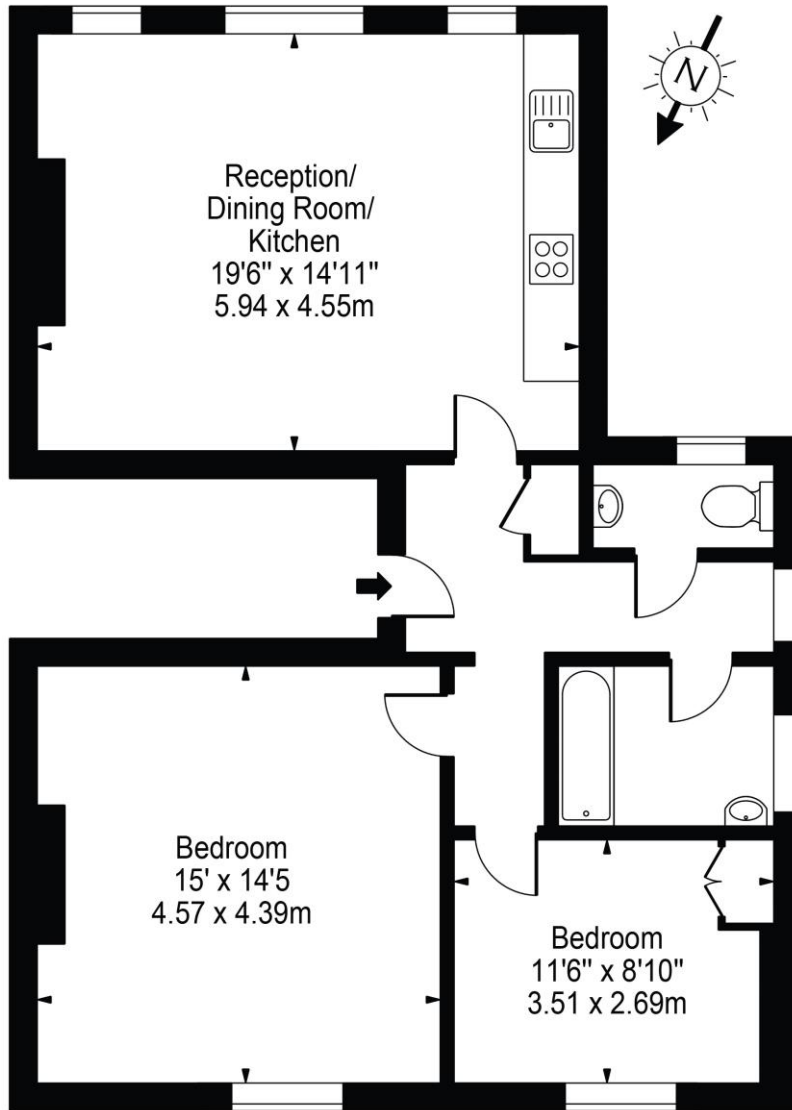


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# Mattock Lane, W5

Approx. Gross Internal Area 786 Sq Ft - 73.02 Sq M

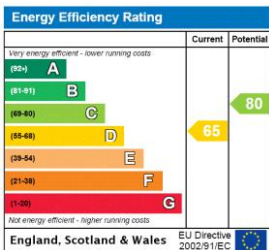


## First Floor

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: Leasehold

Term: 125 years

Service Charge: £1,763.50 per annum

Ground Rent: Peppercorn

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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