



WELSBY COURT, EATON RISE, LONDON, W5 £500,000 LEASEHOLD

Lease: 999 years from 2007 (approx. 981 years remaining)

Ground rent: £0 per annum

Service Charge: £1,481.14 pa/Reserve Fund: £784.00pa/Buildings Insurance: £543.23pa

(Information Supplied by vendor)

EPC: D

Council Tax Band: D

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

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DESCRIPTION:

This well-proportioned two-bedroom property, located on the second floor of a purpose-built building, offers just over 700 square feet of living space. The property features two generously sized bedrooms, a large family bathroom, and a convenient guest cloakroom. The well-spaced kitchen is perfect for culinary pursuits, while the separate reception room provides a comfortable and versatile space for entertaining or unwinding. Ideally situated, the property is just a short distance from Montpellier Park and local schools, with the added convenience of being within 0.7 miles of the Elizabeth Line at Ealing Broadway. This location offers the perfect blend of peaceful living with easy access to excellent transport links.



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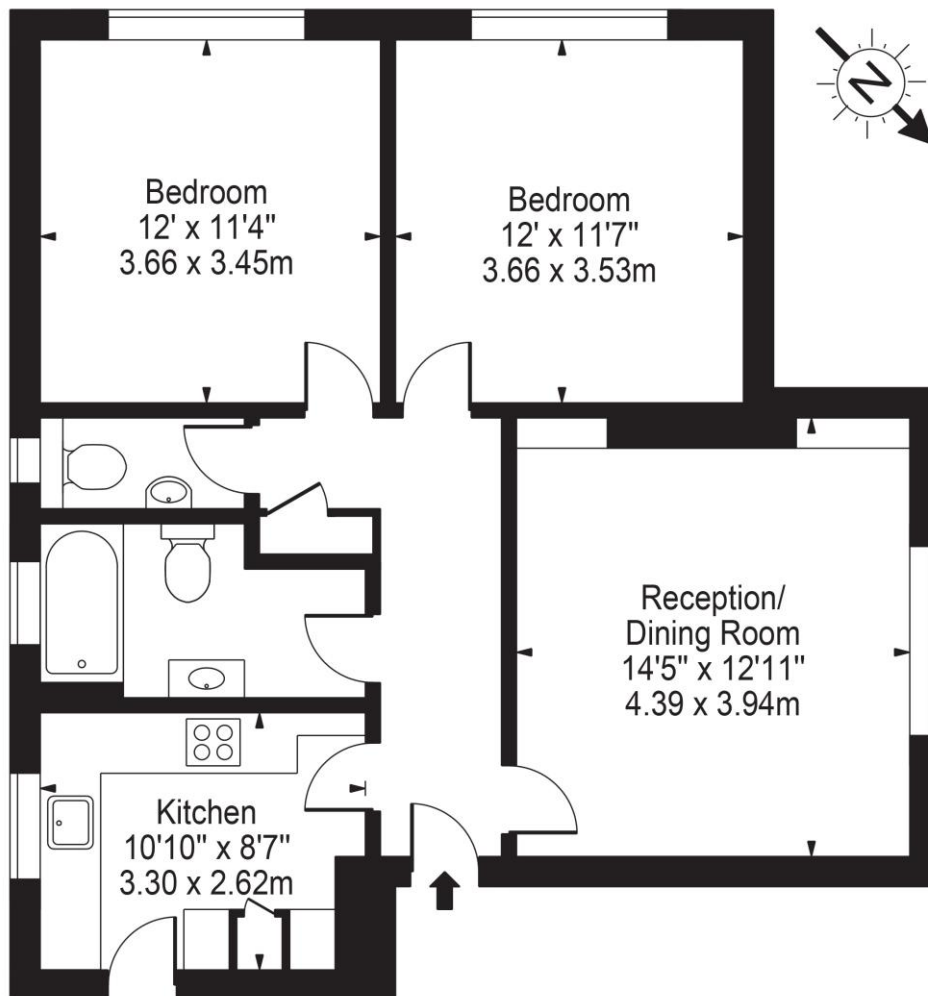


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Welsby Court, W5

Approx. Gross Internal Area 744 Sq Ft - 69.12 Sq M

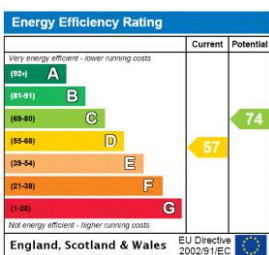


Second Floor

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: Leasehold

Term: 981 year and 5 months

Service Charge: £1,481.14 per annum (subject to increase)

Ground Rent: £0 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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