



## TYDEMAN HOUSE, LONDON, W13

**£375,000 LEASEHOLD**

Lease: 236 years remaining

Ground Rent: Peppercorn

Service Charge: £2,617.20 per annum

*(Information supplied by the seller)*

**EPC Band: B**

Ealing & Acton | 0208 896 0123 | [ealing@winkworth.co.uk](mailto:ealing@winkworth.co.uk)

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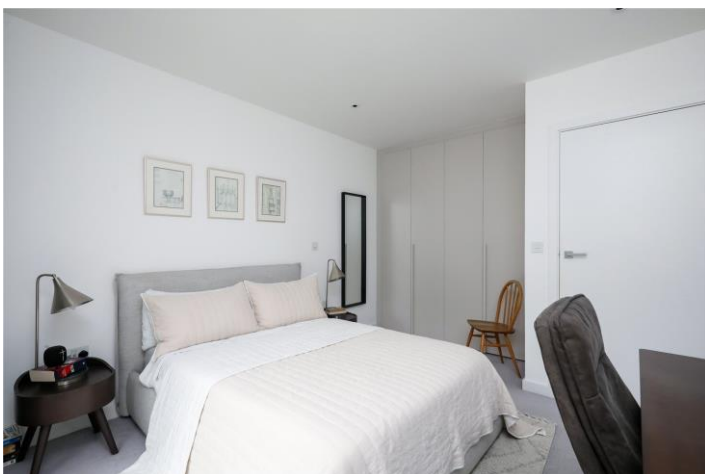
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## DESCRIPTION:

Modern and spacious one bedroom apartment which is located within a secure and well-maintained building. The property is in very good decorative order throughout and it offers 569 sq ft of internal accommodation which comprises a double bedroom, family bathroom, spacious reception room with wooden floors and an open-plan fully-equipped kitchen. The property further benefits from a private balcony, ample storage space, lift access and communal gardens. The flat is located in a popular residential area within close proximity of numerous local amenities and a variety of transport links including the Elizabeth Line from West Ealing station. The open green spaces of Dean Gardens and Drayton Green are also close by.



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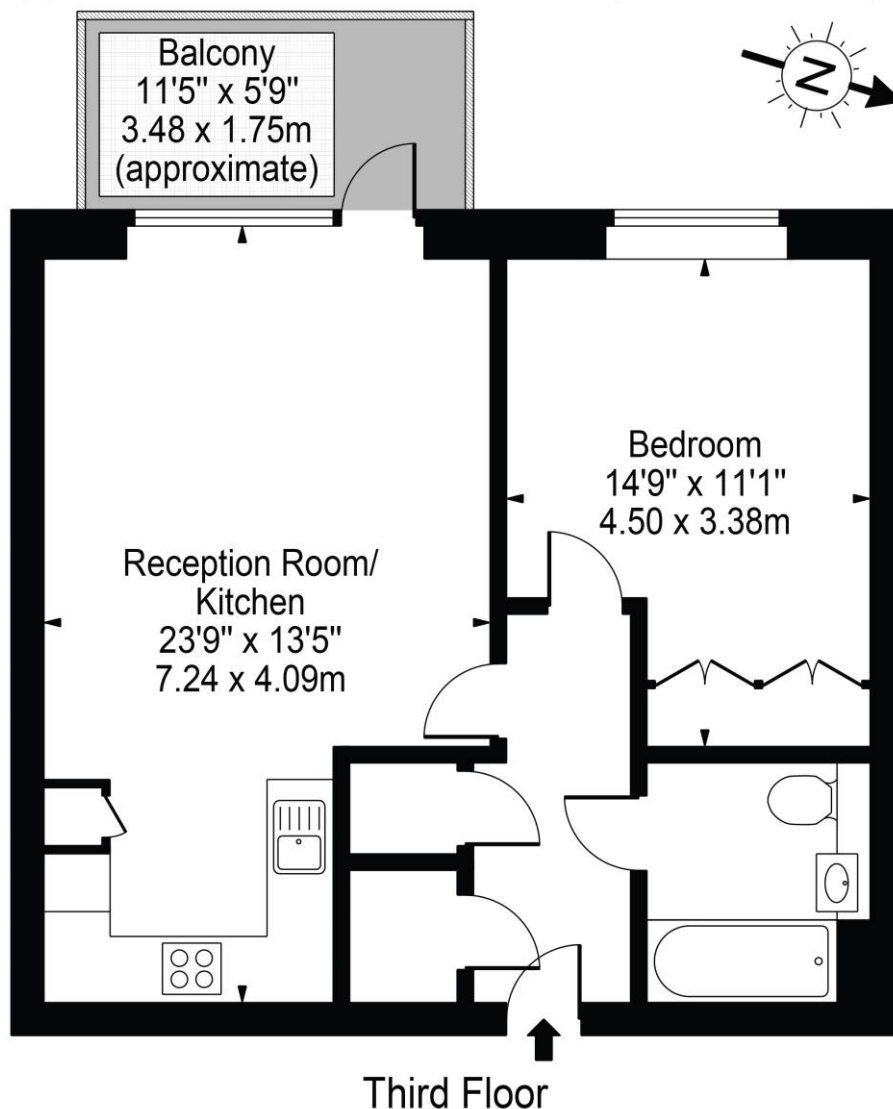


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# Tydeman House, W13

Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M



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) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold

**Term:** 236 year and 9 months

**Service Charge:** £2617.2 per annum

**Ground Rent:** £ Peppercorn

**Council Tax Band:** C

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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