



## THE CLOISTERS, SOUTH EALING ROAD, LONDON, W5 £580,000 SHARE OF FREEHOLD

**Tenure:** The property is being sold with a 999 year lease. Once all flats in the block have been sold, the owners will collectively hold a share of the freehold. Please note, this will not apply until the final unit in the development has been sold.

**Ground rent:** Peppercorn

**Service Charge:** £1,066 per annum

*(Information Supplied by vendor)*

**EPC:** C

**Council Tax Band:** D

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

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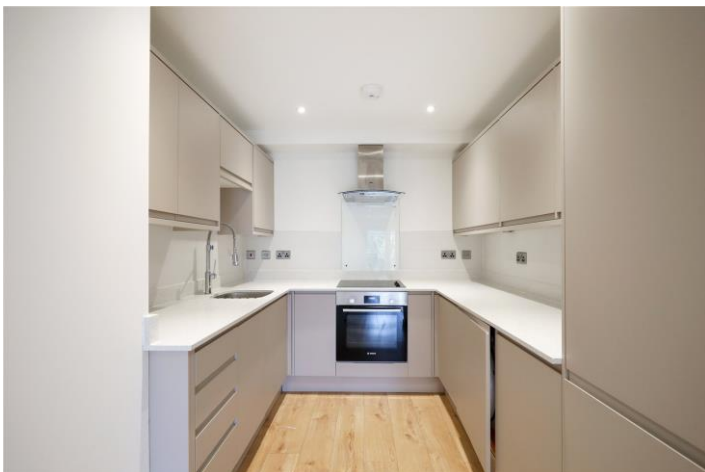
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## DESCRIPTION:

Expansive and contemporary two bedroom apartment which is located on the second floor of a well-maintained development. Immaculately presented, the property is in very good decorative order throughout and is offered to the market with no onward chain. It comprises two double bedrooms, two modern bathrooms and a spacious open-plan reception room with fully-equipped kitchen. The property further benefits from a private extensive balcony offering uninterrupted views across West London, wooden floors, double-glazed windows, lift access as well as secure bicycle storage. The flat is located in a popular residential area within close proximity of numerous local amenities and a variety of transport links including South Ealing station which is just moments away! The open green spaces of Lammas Park and Walpole Park are also close by.



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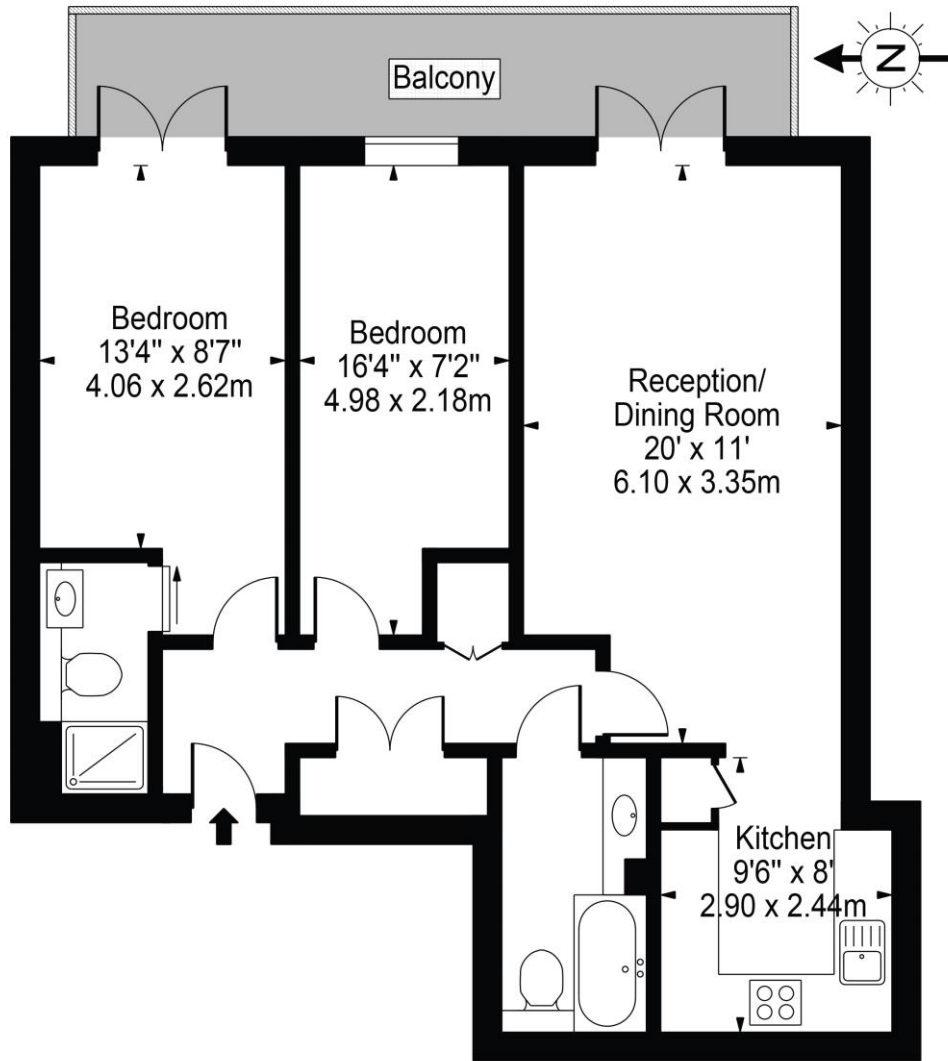


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# The Cloisters, W5

Approx. Gross Internal Area 716 Sq Ft - 66.52 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	69
(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:** Share of Freehold (once all units sold)

**Term:** new lease of 999 years will be granted

**Service Charge:** £1,066 per annum (subject to increase)

**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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