



Tewkesbury Road, Ealing, W13

Asking Price: £380,000

Benham
& Reeves

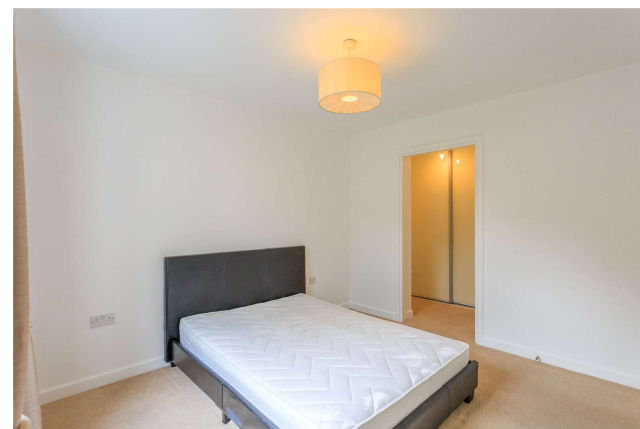
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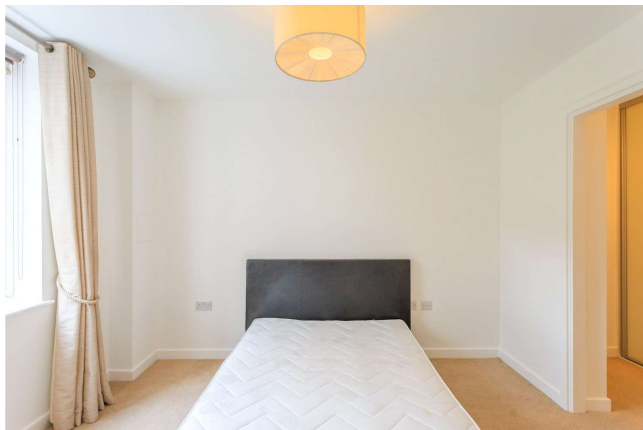
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA240074

This well-presented, ground floor apartment set within a newer built block in the heart of West Ealing, offers great location and space with circa 480 sq.ft of internal living. The property boasts a bright and airy open planned kitchen with integrated appliances and reception room offering a South & East aspect creating an abundance of natural lighting, a main double bedroom with a “walk in” wardrobe, and a stylish bathroom suite. Other benefits include useful hallway storage cupboard, intercom, residents' communal gardens, allocated parking space and no onward chain.

The property is within a very short walk to West Ealing local amenities including Waitrose & Sainsbury's supermarket, cafes & restaurants, a variety of transport links including bus links, West Ealing over ground train station (Great Western Rail & the new Elizabeth line) and a good selection of local, sought-after primary and secondary schools. Ealing Broadway is also easily assessable, offering additional transport links, the popular retail shopping centre, an abundance of restaurants, cafes, bars, the popular Lammas & Walpole park and the new Filmworks picture house.

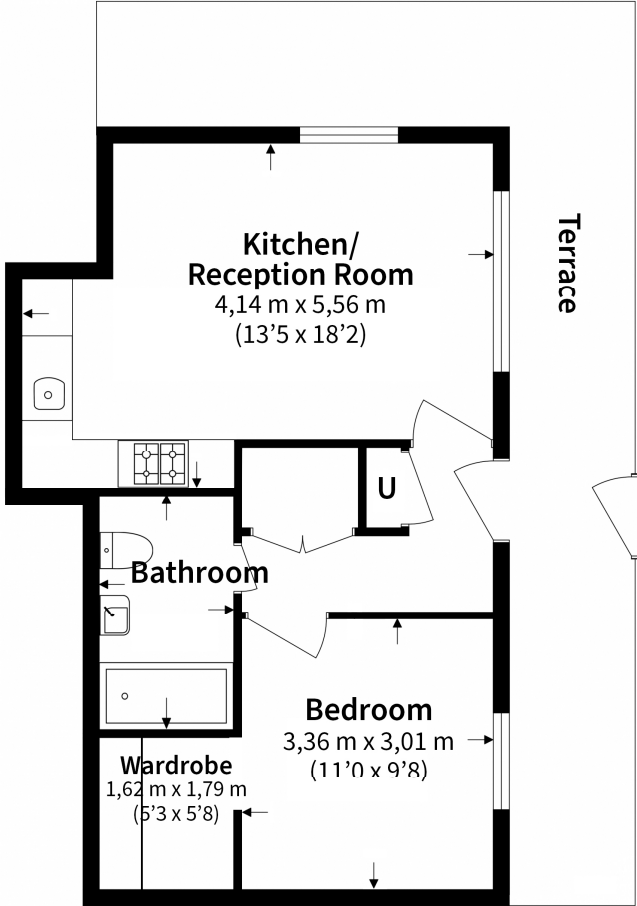




Property Features:

- Allocated Parking Bay
- Chain Free
- Contemporary One Bedroom Apartment
- Ground Floor
- 480 Square Feet (Approx.)
- South & East Aspect
- Private Terrace & Landscaped Residents' Communal Gardens
- Elizabeth Line & Great Western Rail

Total Gross Internal Area
 44.6 Sq/m - 480 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£380,000
Tenure:	Leasehold Expires 27/09/2259 Approximately 235 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2024
Service Charge:	£2,786.52 (per annum) For the year of 2024
Anticipated Rent:	£1,950.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240074

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