



**Western Avenue, Ealing, W5**

Offers Above £399,950

| 2 Bed

| 1 Bath

| 1 Reception

**MAPESBURY**

**Offer Above £399,950**

**Long Lease**

- 2 Bed | 1 Bath | 1 Rec
- Double Glazing
- Entryphone
- Gas Central Heating
- Long Lease 957 Years
- EPC Rating D
- Top Floor Flat
- Private Balcony
- Communal Gardens
- Central Line | Piccadilly Line
- Ideal for First Time Buyers
- Council Tax: D

### Description

Perched on the second (top) floor of an exclusive purpose-built development comprising just six flats, this well-appointed property features two generously sized bedrooms, a contemporary kitchen and bathroom, and a spacious 15ft reception room that opens onto a private balcony.

With the added benefit of a long lease exceeding 900 years, this home offers both comfort and peace of mind. Conveniently situated in this private quiet residential development of Ealing 'Nelson House', the property enjoys excellent connectivity with Hanger Lane Underground Station (Central Line) and Park Royal Underground Station (Piccadilly Line) just moments away. These transport links provide seamless access to Central London and beyond, making it an ideal choice for city professionals and commuters alike.

Service Charge: £2600.00 per annum

Ground Rent: £100.00 per annum

Council Tax: Band-D (£1948 per annum)

Size: 631 Sq Ft

EPC: 67

Underground: Hanger Lane (Central Line), Park Royal (Piccadilly Line)





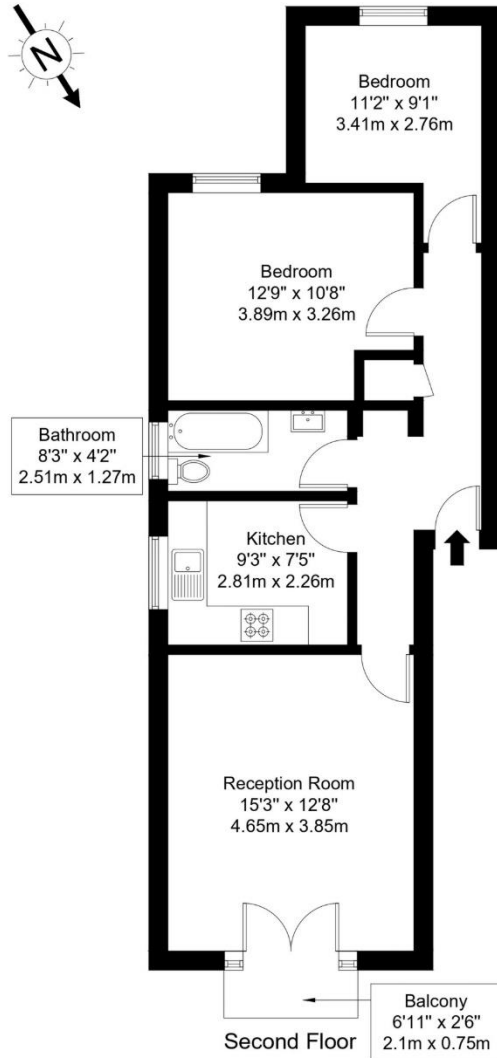


# Western Avenue, W5 1HB

Approx Gross Internal Area = 58.6 sq m / 631 sq ft

Balcony = 1.6 sq m / 17 sq ft

Total = 60.2 sq m / 648 sq ft



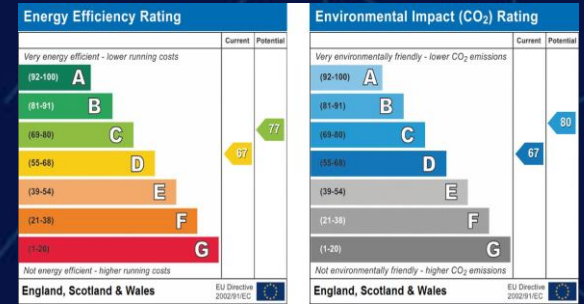
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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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