



Willowmead Close, Ealing, London W5 1PT
Price: £469,950 Leasehold - No Chain

A 2-bedroom second-floor purpose-built apartment with a balcony, set in maintained communal gardens. The property has a garage.

The property comprises hall, reception room, fitted kitchen, 2 bedrooms and a bathroom.

The garage is the last one on the end of the drive on the left-hand side.

Total approximate floor area 86.1 sq m / 927 sq ft (including the garage)

Set amongst landscaped gardens on the corner of Mount Avenue and Brentham Way, near Montpelier park and with buses on hand to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Local schools include Montpelier Primary, Notting Hill & Ealing High, St Augustine's Priory and St Benedict's.



Willowmead Close, London, W5

Approximate Area = 778 sq ft / 72.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 927 sq ft / 86.1 sq m

For identification only - Not to scale



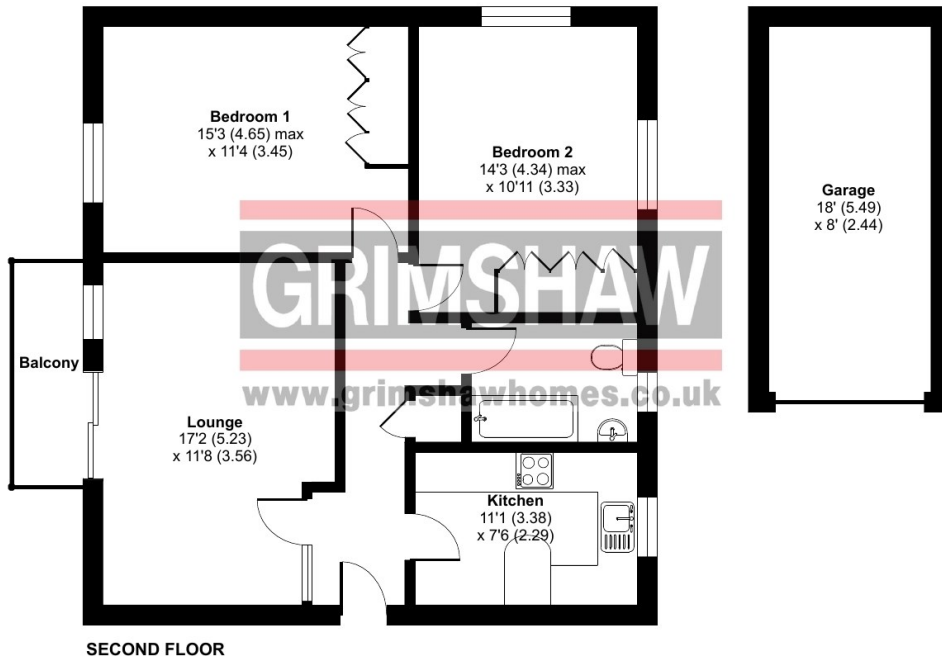
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2023. Produced for Grimshaw & Co. REF: 1040851

Lease: Approx 90 years (subject to confirmation)

Service charge: £1,419 per annum (subject to confirmation)

Buildings insurance: £442.29 per annum (subject to confirmation)

Ground rent: £50 per annum (subject to confirmation)

EPC Rating = D

Council tax band = D (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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22.01.2024 Ref: 9772

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