

£425,000 Leasehold

Dominion House, The Avenue, London W13 8AE



- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Communal Cycle Store
- Approx. 706 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Private Storage in Basement
- Minutes from West Ealing Station

GENERAL DESCRIPTION

A third-floor, two-bedroom apartment which has a spacious reception room with open-plan kitchen area and double doors that lead out onto the balcony. There is a main bedroom with fitted wardrobe plus a second, good-sized, double bedroom, a simple yet stylish bathroom and a pair of hallway storage/utility cupboards. Dominion House is a modern development just minutes from West Ealing Station for access to the Elizabeth Line. Well insulated walls, double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of the communal cycle store plus private storage in the basement. A wide range of shops can be found locally, including a Waitrose supermarket very close to the station. Ealing Broadway is also within easy reach.

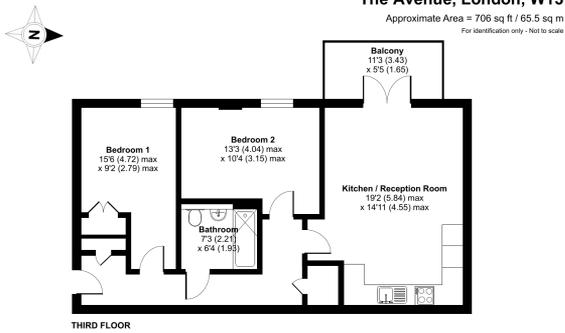
Tenure: Leasehold (125 years from 07/11/2008).

Service Charge: £270.65 per month (subject to annual review).

Council Tax: Band D, London Borough of Ealing.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©redroom 2020. Produced for Urban Moves. REF: 152200

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

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Bedroom 1
15' 6" max. x 9' 2" max. (4.72m x 2.79m)

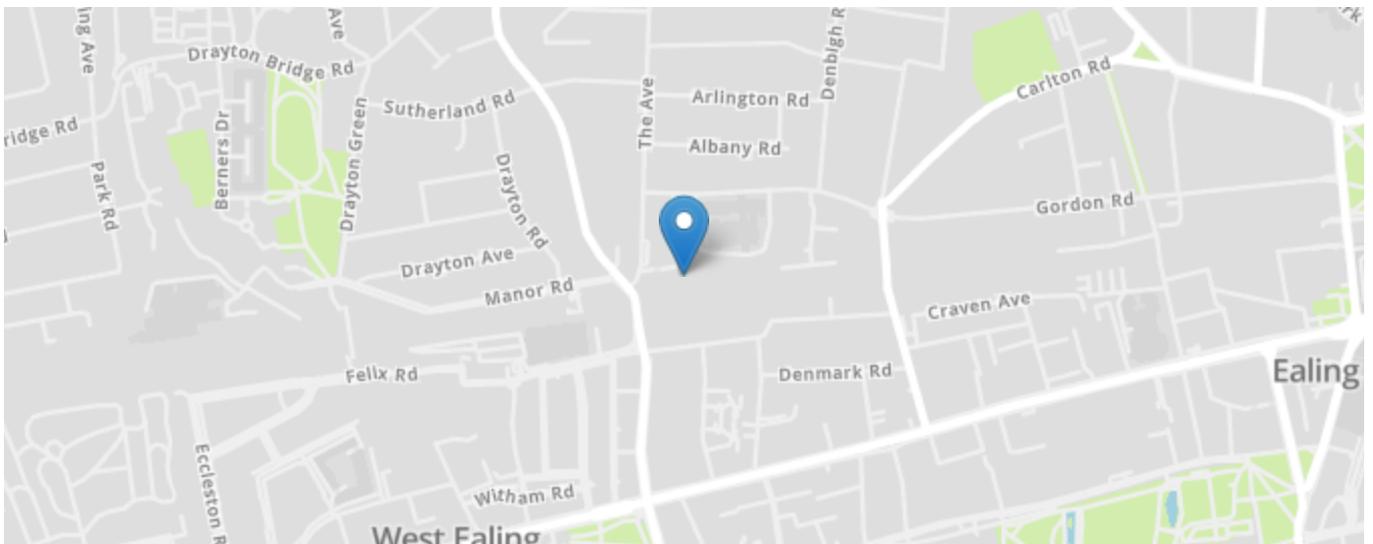
Bathroom
7' 3" x 6' 4" (2.21m x 1.93m)

Bedroom 2
13' 3" max. x 10' 4" max. (4.04m x 3.15m)

Reception
19' 2" max. x 14' 11" max. (5.84m x 4.55m)

Kitchen
included in reception measurement

Balcony
11' 3" x 5' 5" (3.43m x 1.65m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.