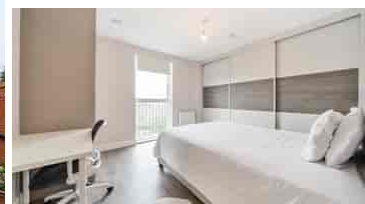


£440,000 Leasehold

Minnow Apartments, Sherwood Close, London W13 9FQ



- Fifth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Short Walk from West Ealing Station
- Approx. 641 Sqft Gross Internal Area
- Balcony
- Very Long Lease

GENERAL DESCRIPTION

This spacious and smartly-presented apartment is on the fifth floor and has a reception room with attractive flooring and a glazed door leading out onto the balcony. The stylish, semi-open-plan kitchen features handle-less units and integrated appliances. There is a generous amount of wardrobe space in the bedroom, the bathroom is sleek and modern and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The development has a large, well-maintained courtyard and is only a short walk from West Ealing Station, for Elizabeth Line plus GWR services. There are Sainsbury's and Waitrose supermarkets nearby, a range of smaller shops along Uxbridge Road and many more amenities within easy reach. The property is held on a 990-year lease.

Tenure: Leasehold (990 years from 24/06/2022).

Service Charge: £177.16 per month (subject to annual review).

Council Tax: Band C, London Borough of Ealing.

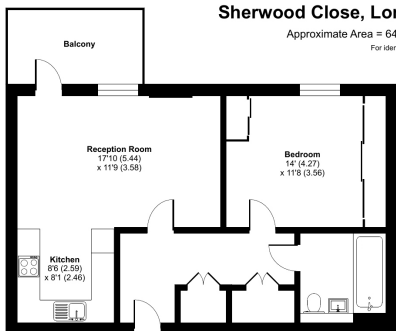
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

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 however we understand off-street permit parking is available, if required.



Sherwood Close, London, W13

Approximate Area = 641 sq ft / 59.5 sq m
For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential).
Produced for Urban Moves. REF: 1155191

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception Room

17' 10" max. x 11' 9" (5.44m x 3.58m)

Balcony

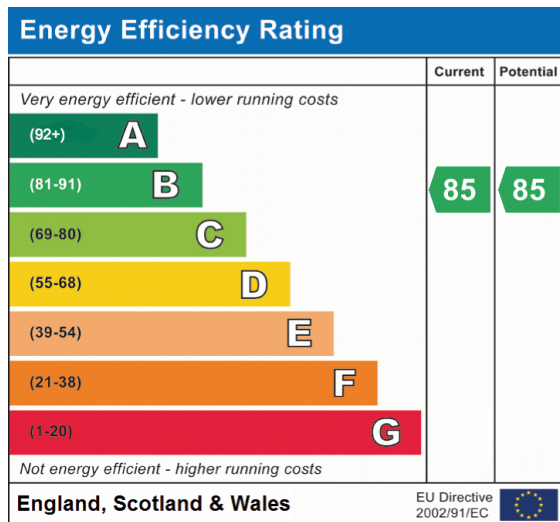
Kitchen

8' 6" x 8' 1" (2.59m x 2.46m)

Bedroom

14' 0" x 11' 8" (4.27m x 3.56m)

Bathroom



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.