

£550,000 Leasehold

Bruce Court, Underhill Gardens, London W5 2TA



- Fifth Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Stylish Bathroom
- Secure Underground Parking Space
- Approx. 786 Sqft Gross Internal Area
- Two Similar-Sized Double Bedrooms
- Balcony
- Short Walk to Ealing Broadway

GENERAL DESCRIPTION

This smartly-presented apartment is on the fifth floor and has a twenty-foot, reception room with wood flooring and an open-plan kitchen area featuring sleek, white units. There are full-height windows on two sides plus a glazed door that leads out onto the balcony. The two bedrooms are very similar-sized doubles, the bathroom is stylish and the entrance hallway includes a built-in storage/utility cupboard. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Nearby Walpole Park offers beautiful, outside space to enjoy. West Ealing Station (Elizabeth Line) and Ealing Broadway (Elizabeth, Central and District Lines) are both just a short walk away. This particular apartment comes with an allocated space in the gated, underground car park.

Tenure: Leasehold (125 years from 01/10/2014).

Service Charge: £472.99 per month (subject to annual review).

Ground Rent: £250.00 for the year.

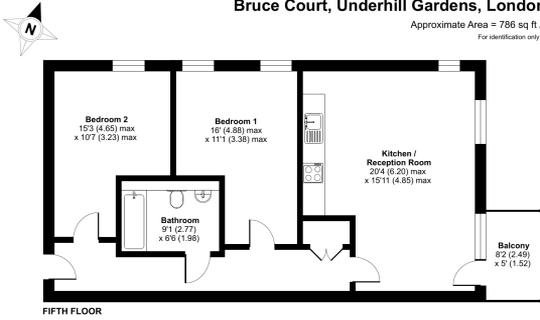
Council Tax: Band E, London Borough of Ealing.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

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Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



FIFTH FLOOR

Floor plan produced in accordance with BICIS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) (December), © Urbanmoves 2020. Produced for Urban Moves. REF: 1300051

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Bedroom 2
15' 3" max. x 10' 7" max. (4.65m x 3.23m)

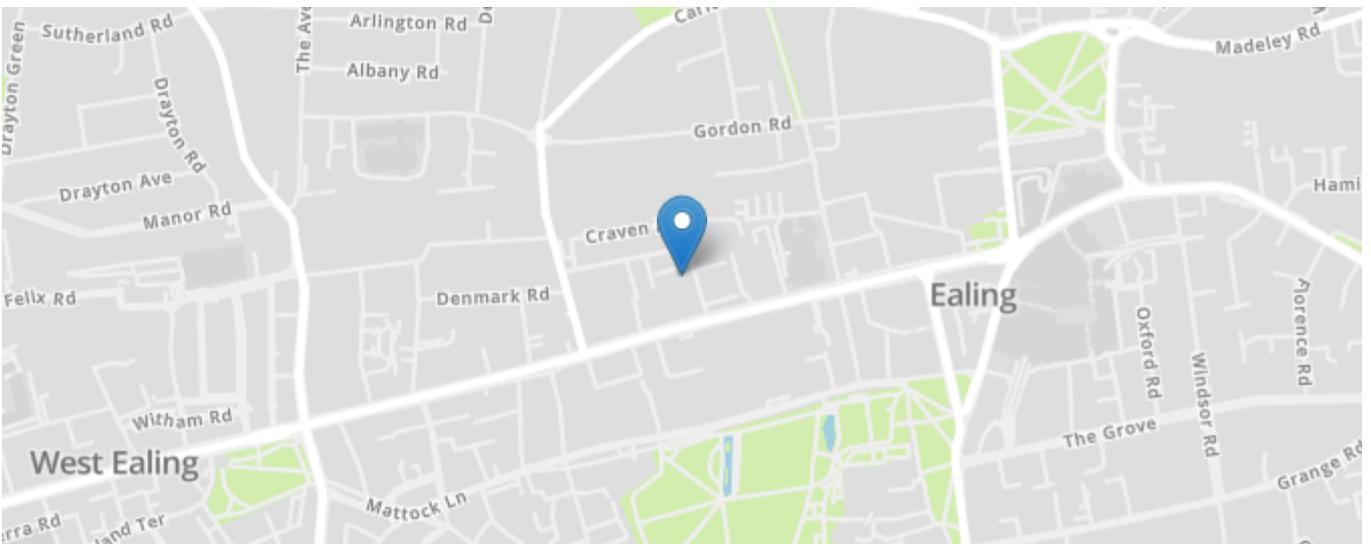
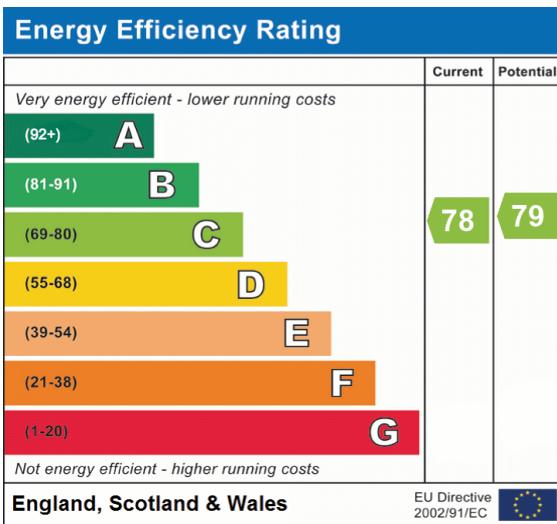
Bathroom
9' 1" max. x 6' 6" max. (2.77m x 1.98m)

Bedroom 1
16' 0" max. x 11' 1" max. (4.88m x 3.38m)

Reception
20' 4" max. x 15' 11" max. (6.20m x 4.85m)

Kitchen
included in reception measurement

Balcony
8' 2" x 5' 0" (2.49m x 1.52m)



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.