



NORTHCOTE AVENUE, EALING, LONDON, W5

Guide Price: **£600,000**







About the property

What the owner loves ❤️:

The first thing that drew us to the flat is the location. You're just a 5 minute walk to Ealing Broadway station, but as it's a cul de sac, the road is very quiet and safe. The flat is spacious and full of light, with high ceilings throughout (which so many new builds that we viewed did not), and is perfectly set up for entertaining with a large living area and separate eat in kitchen. Everything you need is so close by - supermarkets, GP surgery, dentist, cafes, restaurants, bars, gyms and parks are all just a stones throw away.



Key features

- Beautiful Ground Floor Flat
- Circa 900 Sq Ft
- Stone's Throw From Ealing Broadway
- Refurbished Throughout
- Direct Access to Communal Grounds
- Two Bed Two Bath
- Generous Rooms Throughout
- Certain photographs employ virtual staging methods

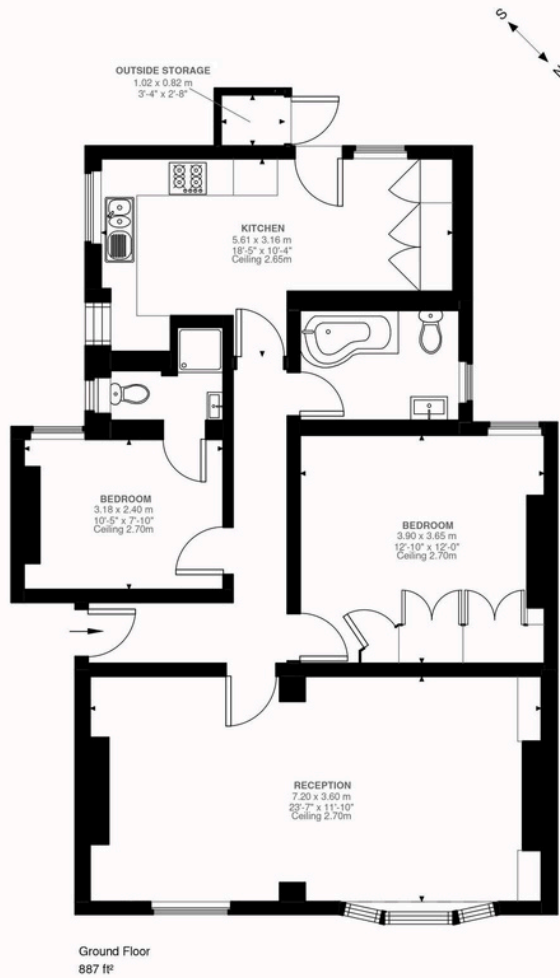
Material information

- Tenure - **Leasehold**
- Council Tax - **Band E**
- Guide Price - **£600,000**
- Lease Start Date - **01/01/1981**
- Lease Duration - **220 years**
- Lease Years Remaining - **176 years**
- Service Charge - **£1,900 yearly**
- Ground Rent - **£10 yearly**



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Northcote Avenue, W5
Approximate Gross Internal Area
82.43 SQ.M / 887 SQ.FT
(EXCLUDING OUTSIDE STORAGE)
OUTSIDE STORAGE: 1.04 SQ.M / 11 SQ.FT
INCLUSIVE TOTAL AREA 83.47 SQ.M / 898 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 78 | 83 |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 78 | 86 |