



Leslie
& Co.

REDWELL HOUSE, SINGAPORE ROAD, EALING, W13

Guide Price: **£550,000**



Leslie & Co





About the property

What the owner loves

This flat has been our first home as a young couple, and it is somewhere we have genuinely loved living. One of our favourite things is the balcony. On summer evenings, it becomes the perfect spot for dinner, with a panoramic view and even a glimpse of an illuminated Wembley Stadium during events.

The living space feels bright and welcoming year-round, thanks to the large windows and full-height balcony door that flood it with natural light. We have always appreciated how well the layout works. The kitchen is well separated from the dining and living areas, which keeps everything feeling organised, practical and easy to live in.

Being on the top floor has made a real difference for us. With only two neighbouring flats, it feels peaceful, private and secure. Having our own numbered parking space in the gated undercroft car park has also been incredibly convenient.

Key features

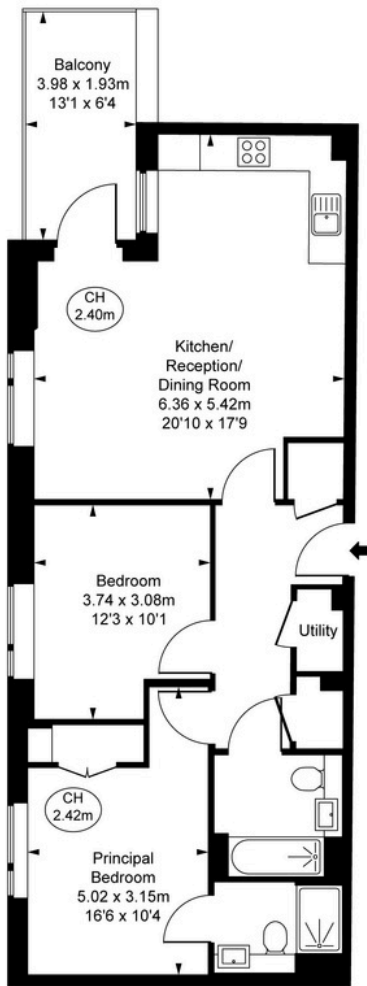
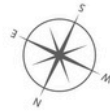
- Top floor apartment with excellent natural light
- Far-reaching views including Wembley Stadium
- Private balcony ideal for dining and relaxing
- Over 800 sq ft of well-designed living space
- Two bedrooms and two contemporary bathrooms
- Semi-separate kitchen with practical layout
- Secure gated undercroft parking space
- Lift access within a modern 2017 development
- Landscaped communal gardens
- Excellent access to Elizabeth line and West London hotspots
- Buyer information pack available

Material information

- Tenure - Leasehold
- Council Tax Amount - £2138.53 (Band D)
- Guide Price - £550,000
- Lease Start Date - 18/07/2011
- Lease Duration - 250 years
- Lease Years Remaining - 235 years
- Service Charge - £3565.92 yearly
- Ground Rent - £300.00 yearly



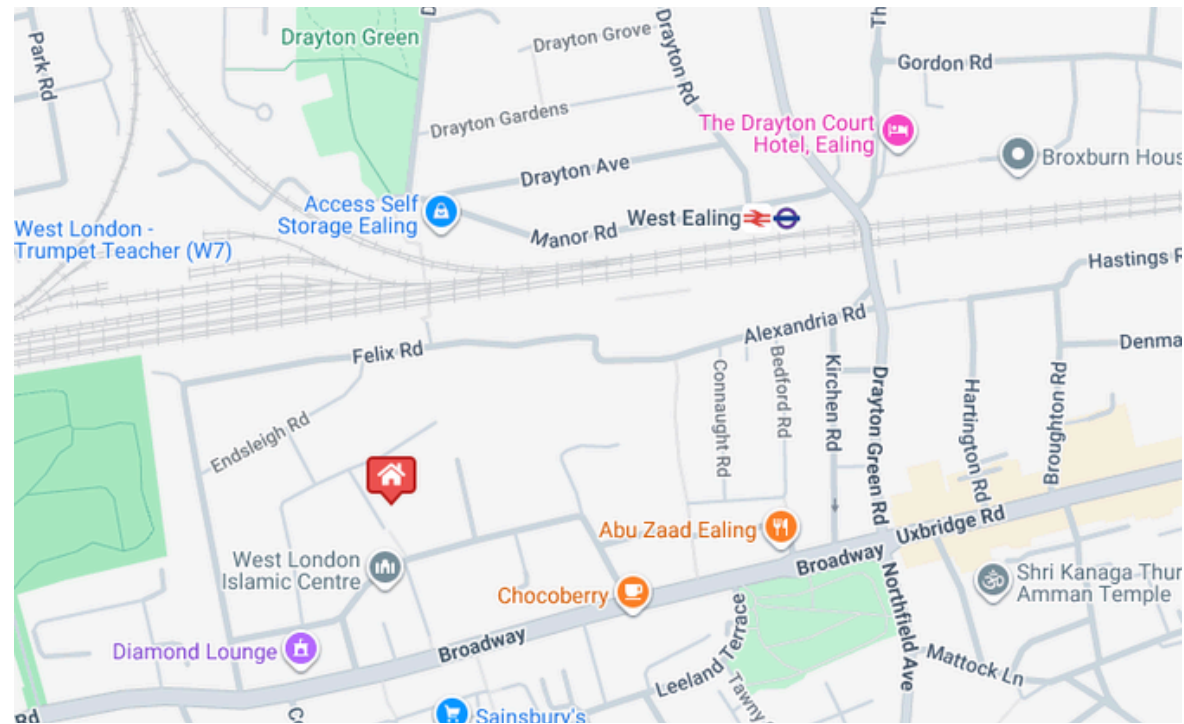
Redwell House,
 Singapore Road, W13
 Approximate Gross Internal Area
 75.10 sq m / 808 sq ft
 (CH = Ceiling Heights)



Sixth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
 © Fulham Performance



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Energy rating

B