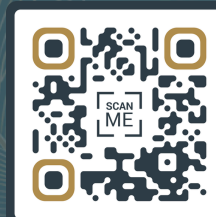




Leslie
& Co.

MARGIL HOUSE, SINGAPORE ROAD, EALING, W13

Guide Price: **£550,000**



Leslie & Co





About the property

What the owner loves:

I've really enjoyed living in this flat in West Ealing. It's bright, comfortable and easy to live in, with a layout that works well whether it's a quiet evening at home or having friends over.

The location has been a big highlight. West Ealing station is just a short walk away, making it quick and easy to get into central London on the Elizabeth Line, while Ealing Broadway is also nearby for a wider choice of shops, cafés and restaurants. The area itself still feels relaxed and residential, with a real neighbourhood feel.

It's also great having green space close by – Walpole Park is perfect for a walk or a coffee on a sunny day, and South Ealing and its surrounding parks aren't far either. It's a really nice balance of being well connected while still feeling calm, which has made it a wonderful place to call home.



Key features

- Beautiful luxury apartment
- Refined development built in 2021
- Wonderful spec throughout
- Two vast bedrooms with ample storage
- Off-street private residents parking
- Two contemporary bathrooms
- South-facing private terrace
- Manicured communal gardens
- Over 850 sq ft
- Lift in building
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

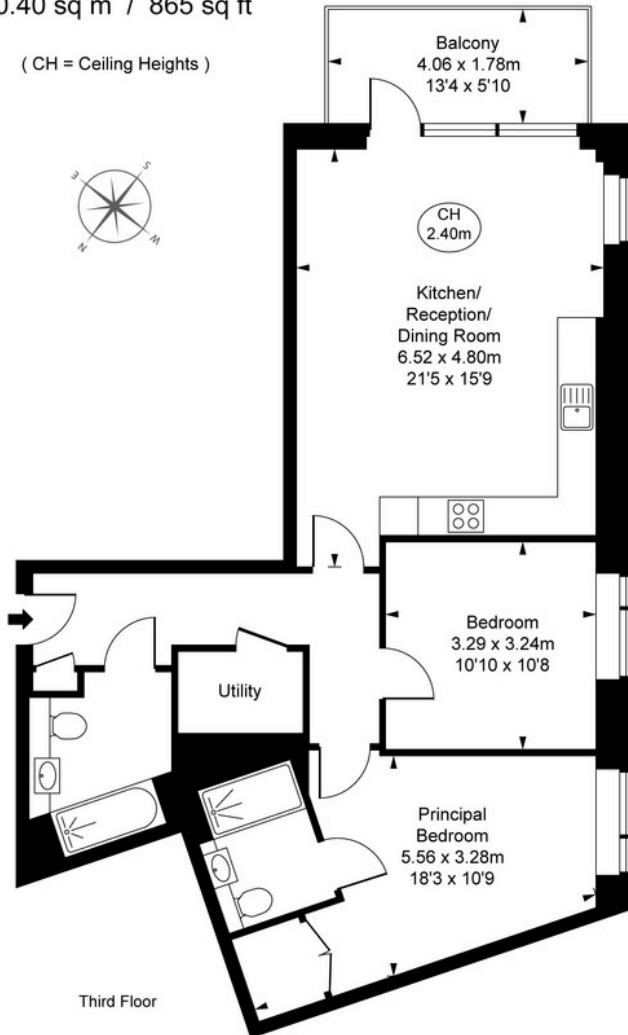
Material information

- Tenure - Leasehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £550,000
- Lease Start Date - 11/04/2011
- Lease Duration - 250 years
- Lease Years Remaining - 235 years
- Service Charge - £3480.00 yearly



Margil House,
 Singapore Road, W13
 Approximate Gross Internal Area
 80.40 sq m / 865 sq ft

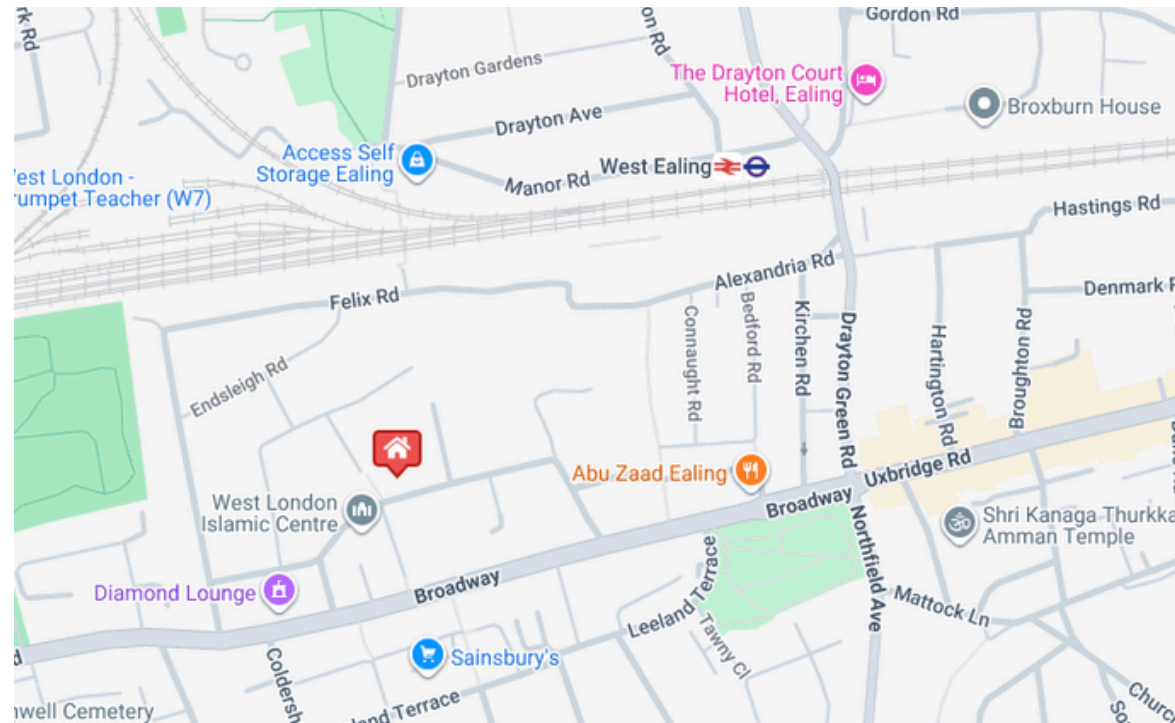
(CH = Ceiling Heights)



Third 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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	93
(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		