



Leslie
& Co.

REDWELL HOUSE, SINGAPORE ROAD, EALING, W13

Guide Price: **£600,000**



Leslie & Co





About the property

What the owners love:

What we have loved most about living here is the incredible sense of space, both inside and out. The size and layout of the property have suited our lifestyle perfectly, and having our own private entrance gives the home a wonderful sense of exclusivity and independence. Being a newer build, it offers that bright, modern, and spacious feel that we fell in love with instantly.

The location itself has been fantastic for us. We are surrounded by a genuinely friendly neighbourhood and a wonderful community, with plenty of beautiful open green spaces right on our doorstep to enjoy. On top of that, being within a highly regarded school catchment area makes the location unbeatable for families. Whether it's enjoying the great outdoor space or just relaxing in the quiet neighbourhood, it has been a truly brilliant place to live.

Why We'd Buy It

Many modern flats promise space. This one actually delivers it.

Key features

- Ground floor apartment
- Own private front door
- Over 1,000 sq ft of accommodation
- Three bedrooms
- Two modern bathrooms
- 29ft open-plan kitchen, dining and reception room
- Large private terrace
- Separate utility area and additional storage
- Long lease
- Conveniently located for West Ealing Elizabeth Line station, parks and highly regarded schools
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

Material information

- Tenure - Leasehold
- Council Tax Amount - £2613.77 (Band E)
- Guide Price - **£600,000**
- Lease Start Date - 11/04/2011
- Lease Duration - 250 years
- Lease Years Remaining - 234 years
- Service Charge - £2809.44 yearly
- Ground Rent - £350.00 yearly



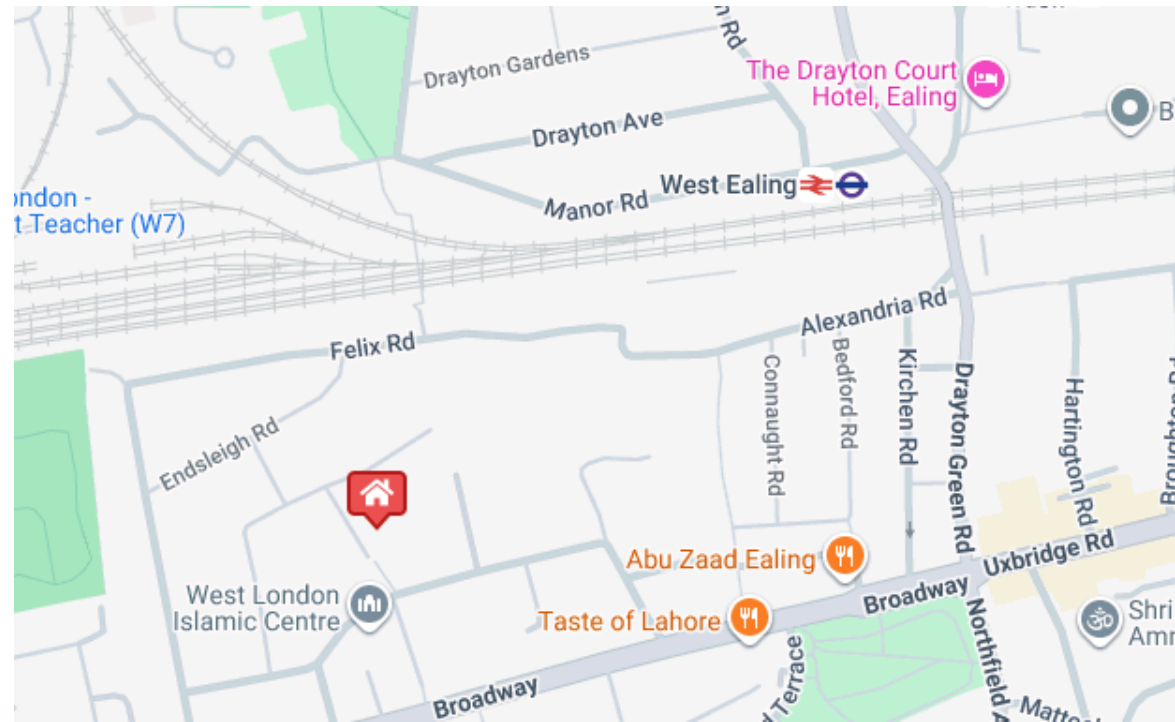


Redwell House,
 Singapore Road, W13
 Approximate Gross Internal Area
 93.67 sq m / 1,008 sq ft
 (CH = Ceiling Heights)



Ground 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 BICS 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			

