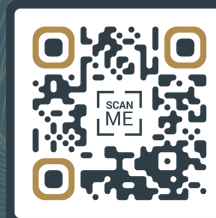




Leslie
& Co.

RELPH COURT, KENNETH WAY, EALING, W5

Guide Price: **£500,000**



Leslie & Co





About the property

What the owner loves:

We've loved living here and it's been a wonderful place to call home. The flat is bright, peaceful and practical, and one of our favourite moments has always been watching the sunset from the winter garden after a busy day.

The location is fantastic. North Ealing station is just a short walk away, while Ealing Broadway (Elizabeth, Central & District lines), Ealing Common (Piccadilly & District lines) and West Acton (Central line) are all close by, making it easy to get anywhere in London. We've also loved having great local restaurants nearby, along with Ealing's beautiful parks and green spaces.

One feature we'll really miss is the amount of storage, which is rare for a London flat. The large hallway storage room and deep en-suite wardrobe have easily accommodated suitcases, sports equipment, seasonal items and household appliances, keeping the living space uncluttered. The allocated parking space, tucked away in a shaded area, has also been a real bonus.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Bright dual aspect living space with far-reaching leafy views
- Approx. 800 sq ft of contemporary accommodation
- Spacious open plan kitchen / reception
- Versatile winter garden
- Secure allocated parking space
- Nestled perfectly between Ealing Common and Ealing Broadway
- Well-managed modern development
- Exceptional transport links

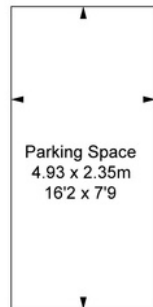
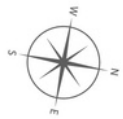
Material information

- Tenure - Leasehold
- Council Tax Amount - £2613.00 (Band E)
- Guide Price - **£500,000**
- Lease Start Date - 01/01/2018
- Lease Duration - 250 years
- Lease Years Remaining - 241 years
- Service Charge - £2439.12 yearly
- Ground Rent - £300.00 yearly



Rolph Court,
Kenneth Way, W5
Approximate Gross Internal Area
73.93 sq m / 796 sq ft

(Excluding Winter Garden
7.13 sq m / 77 sq ft)
(CH = Ceiling Heights)



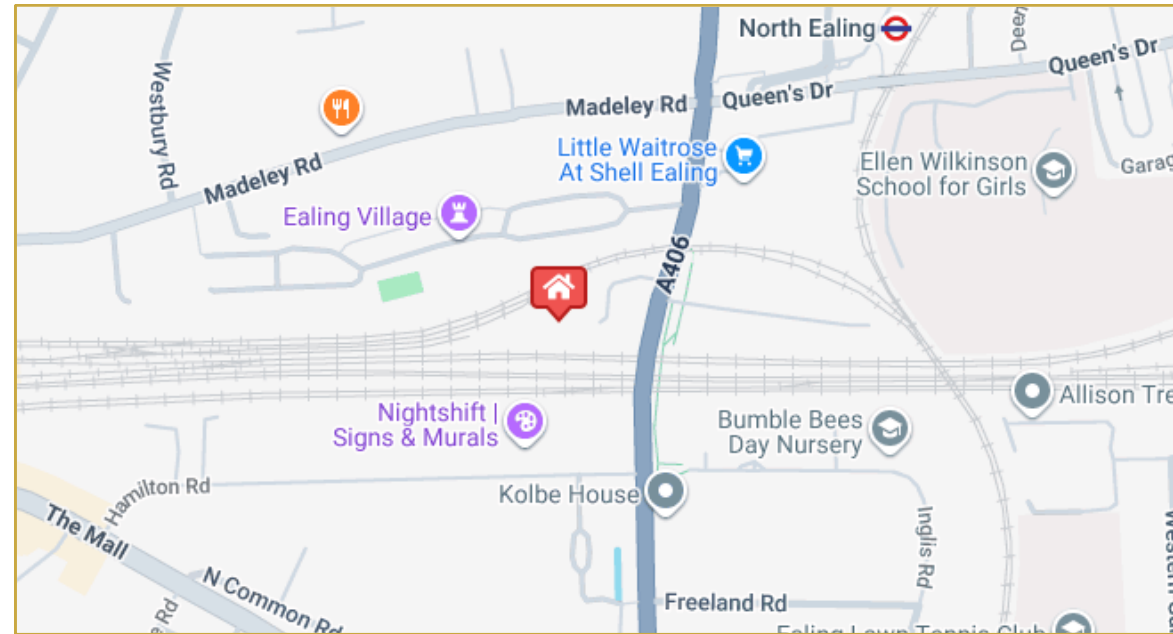
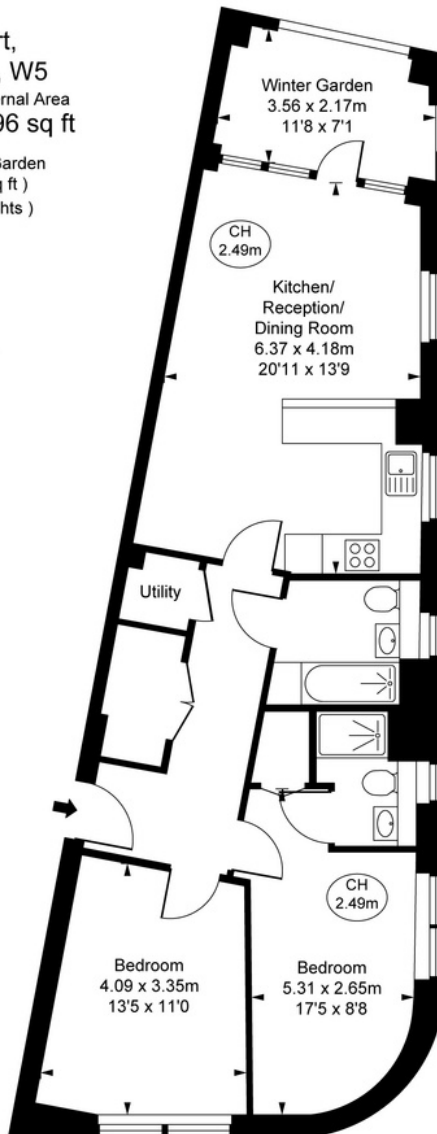
Ground Floor

Third Floor



PRECISION
YOU CAN TRUST

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
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Key Facts for Buyers



Buyer Information Pack

