



**£460,000 Leasehold**  
LANGHAM GARDENS, EALING, W13 8PZ









## A LIGHT AND AIRY FIRST FLOOR APARTMENT IN A POPULAR LOCATION

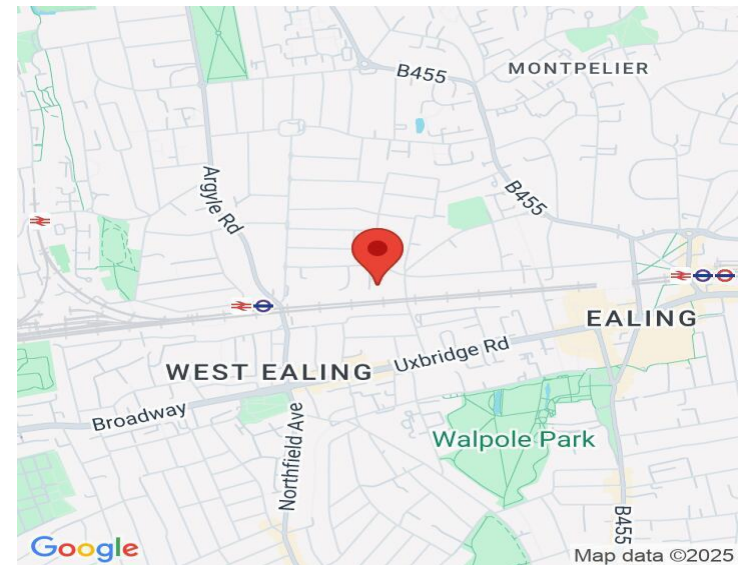
Ideally situated in a quiet cul-de-sac is this beautifully presented first floor apartment. Conveniently placed in a prime location with easy access to both Ealing Broadway and West Ealing Stations, offering swift Crossrail connections via the Elizabeth Line. Just a short stroll to the vibrant shopping parades, cafés and restaurants of Ealing Broadway and West Ealing as well as the expansive green spaces of Walpole and Lammas Parks.

This bright and welcoming apartment comprises of: Entrance Hall. Spacious south-facing living room. Modern fitted kitchen. Two generous double bedrooms. Family bathroom and a Separate WC. Additional features include double glazing throughout. Garage in terrace and immaculate communal gardens.

**LEASE:** 954 Years remaining  
**SERVICE CHARGE:** £1,800.00 per annum  
**GROUND RENT:** £25.00 P.A

**COUNCIL TAX BAND: D**

**EPC Rating: C**



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 020 8566 1990

Approximate Gross Internal Area = 70.27 sq m / 757 sq ft

Garage = 12.09 sq m / 130 sq ft

Total = 82.36 sq m / 887 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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