



Thorpe Hall Mansions, Eaton Rise, Ealing, London W5 2HB Price £465,000 Leasehold

A spacious, well-presented 2 double bedroom first-floor purpose-built flat with an east / west aspect. There is a wood floor and fireplace surround in the reception room, underfloor heating in the shower room and a lovely maintained communal rear lawn garden.

The accommodation comprises hall, reception room with fireplace surround and picture rail, fitted kitchen with a door to a balcony and stairs to rear garden, 2 double bedrooms and a shower room with a separate WC.

Total approx floor area 59.7 sq m / 643 sq ft.

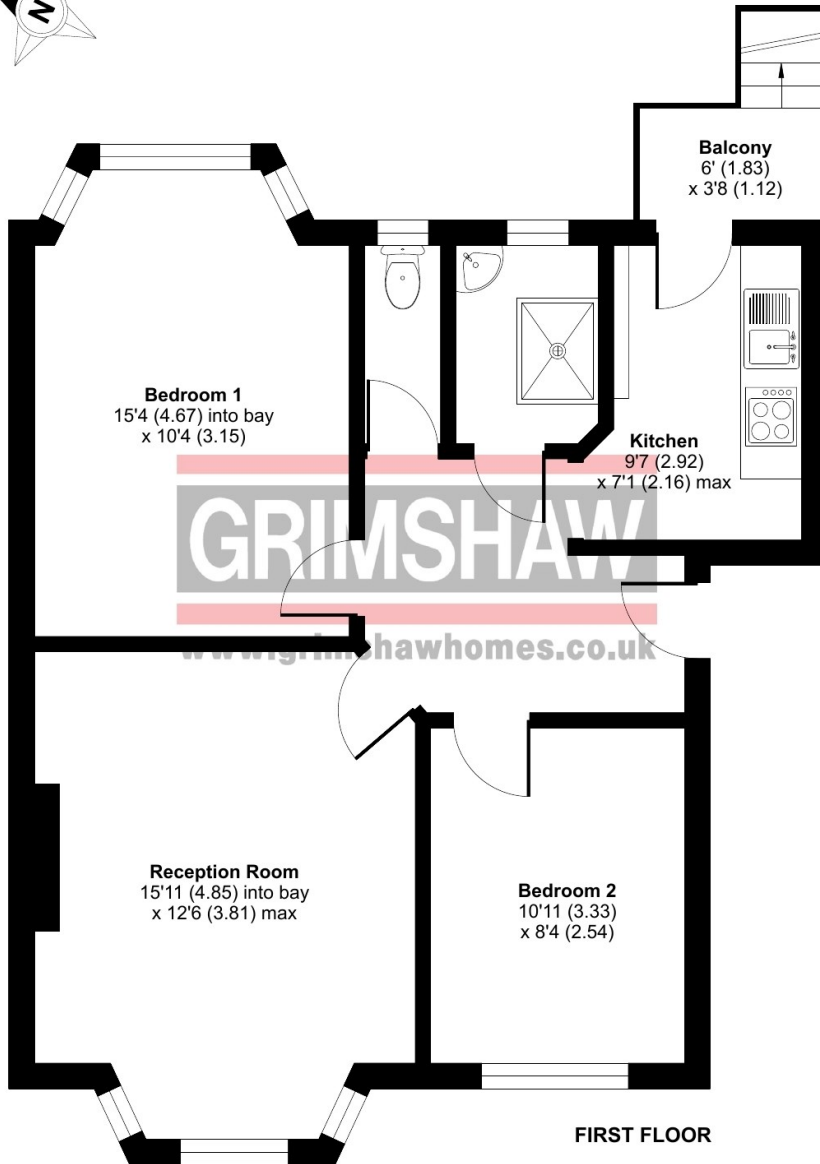
Situated close to (approximately 0.6 miles) the lovely open space of Haven Green and **Ealing Broadway** station with Elizabeth Line connection & town centre. Within walking distance to Montpelier Primary and St Benedict's. With access to A4 and M4 / M40 motorways. Other local schools include St Gregory's Primary, Ada Lovelace CofE High, North Ealing Primary and Drayton Manor High.




Thorpe Hall Mansions, Eaton Rise, London, W5

Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Grimshaw & Co. REF: 1082892

Service charge: approx £3,000 per annum (subject to confirmation)
Ground rent: £10 per annum (subject to confirmation)
Long lease: in excess of 980 years (subject to confirmation)

EPC Rating = C
Council tax band = D (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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