





About the property

Why We'd Buy It ❤️

This pocket of West Ealing is quietly levelling up. From independent coffee spots and boutique gyms to the long-awaited arrival of the Elizabeth Line, it's a neighbourhood on the rise—and this flat is perfectly placed to benefit from that momentum.

The seller bought off-plan back in 2015, but thanks to Brexit, Covid, and the Crossrail limbo, the value never quite reached lift-off. That's where the opportunity lies. They're now looking to exit around the original purchase price—meaning the next buyer could be the one to ride the appreciation curve that never quite got started.

As for the apartment itself? It's a top-floor, lift-serviced, two-bed, two-bath beauty with over 820 sq ft of space and a private balcony that looks out over the green expanse of Drayton Green. Not many in this price range tick that many boxes: secure entry, long lease, modern finish, great proportions, and a commute to Bond Street in under 20 minutes.



Key features

- Two double bedrooms
- Two bathrooms (including en-suite)
- 829 sq ft of internal space
- Top floor with lift access
- Private balcony overlooking Drayton Green
- Moments from West Ealing Station (Elizabeth Line)
- Secure entry system
- Long lease
- Turn-key condition
- Approx. 5% gross rental yield for investors

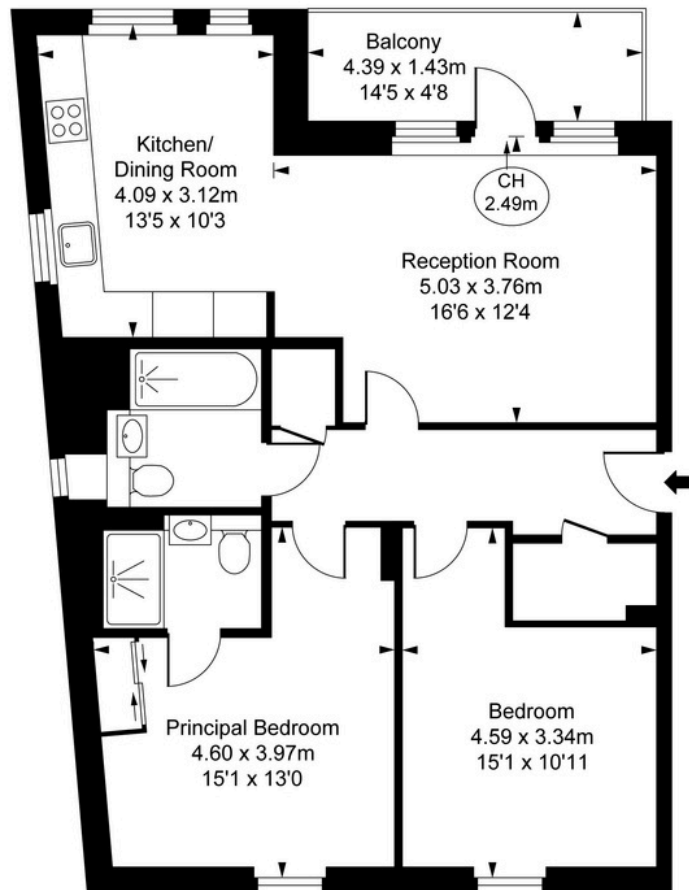
Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£600,000**
- Lease Start Date - **01/11/2015**
- Lease Duration - **125 years**
- Lease Years Remaining - **115 years**
- Service Charge - **£266.65 monthly**
- Ground Rent - **£300.00 yearly**



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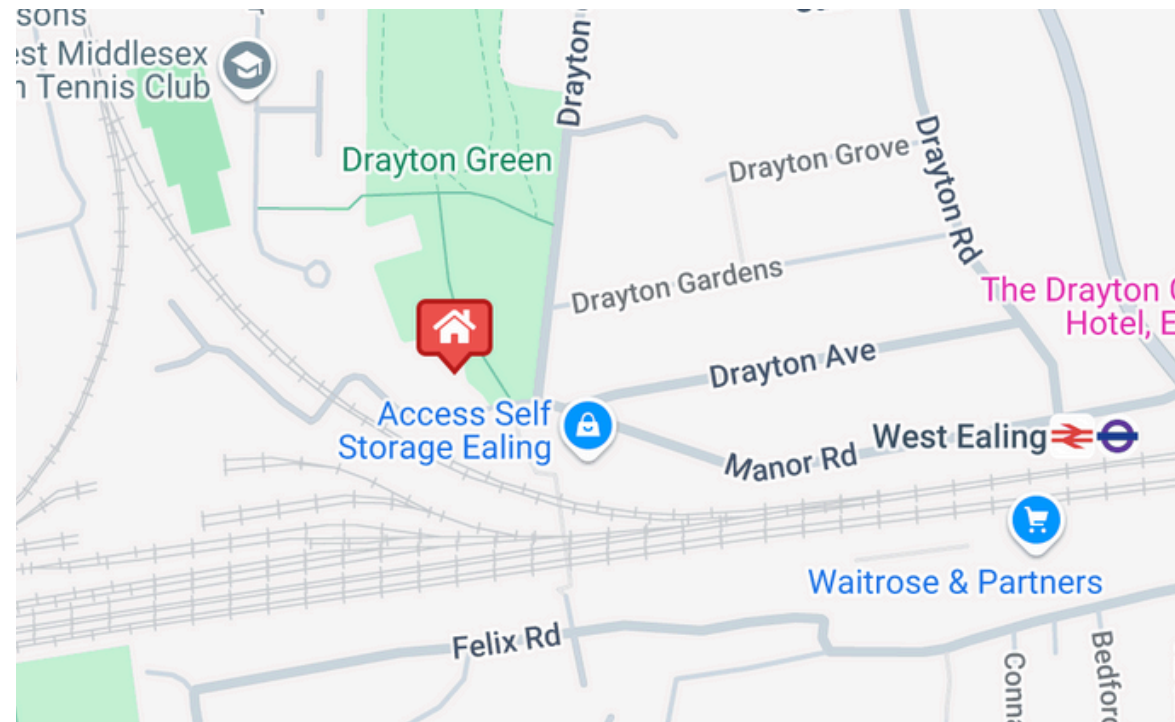
**Valley House,
 Manor Road, W13**
 Approximate Gross Internal Area
76.99 sq m / 829 sq ft
 (CH = Ceiling Heights)



Fourth Floor

**FULHAM
 PERFORMANCE**
 PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
 All quoted 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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		