

HESSEL ROAD, EALING

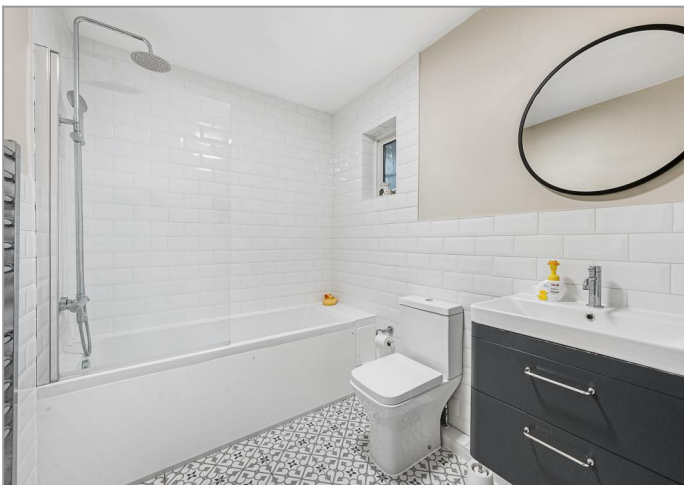


£425,000

A beautifully bright and generously proportioned ground floor garden flat, ideally positioned in this highly convenient location, moments from Northfields many amenities and West Ealing's Elizabeth line station. The property offers stylish, open-plan living accommodation, complemented by a well-appointed kitchen and dining area ideal for both everyday living and entertaining and thoughtfully arranged to create a sense of space and flow. A contemporary refitted bathroom completes the internal accommodation. Further notable benefits include its own private entrance, direct access to a delightful southerly-facing rear garden and the quite considerable advantage of a 999-year lease together with a share of the freehold interest, making this an exceptional opportunity for both owner-occupiers and investors alike.

TUFFIN & WREN

Independent Estate Agents



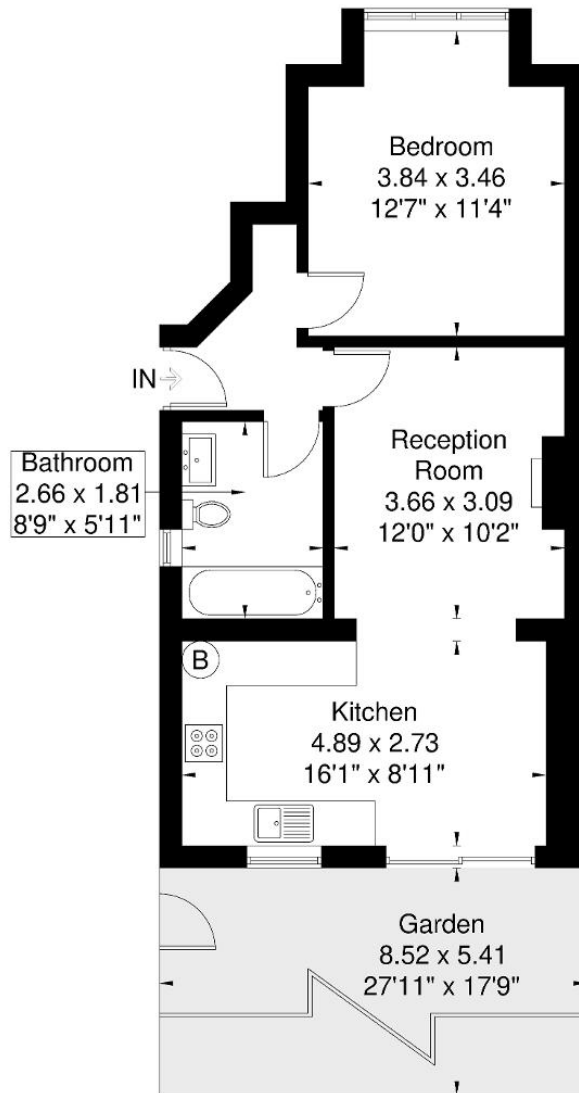
Further Information

For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Hessel Road

Approximate Gross Internal Area = 49.8 sq m / 536 sq ft



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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ADDITIONAL INFORMATION

Lease Term: 999 years from 24 December 1984

Service Charge: £0 (save for any repair obligations detailed in the lease)

Ground Rent: £0

N.B. It is the sellers intention to include their share in the freehold interest in the whole building, as part of this transaction.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.