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**£399,000 Leasehold**  
FLAT 39 BROUGHTON ROAD, EALING, W13 8QN





A SPACIOUS, LIGHT AND AIRY SECOND FLOOR TWO-BEDROOM APARTMENT IN THIS POPULAR LOCATION.

This well-maintained development occupies a large site located between tree line avenues-forming part of Ealing's ground breaking "Five Roads Home Zone." Handy for all amenities and within easy reach of West Ealing and Ealing Broadway stations. Enjoying all the benefits of the Elizabeth, Central and District line connections.

A short stroll to Ealing Broadway Town Centre. The vast open spaces of Walpole and Lammas Park are a short stroll away. The accommodation offers a good-sized living room with private west facing balcony. Fitted kitchen. Bathroom and two double bedrooms. Enjoying well maintained communal gardens and coming with a new lease. The service charge includes hot water and a communal heating system.

**Lease:** 85 Years unexpired + new 90-year Lease

**Service Charge:** £3,298.00 p.a.

**COUNCIL TAX BAND: C**

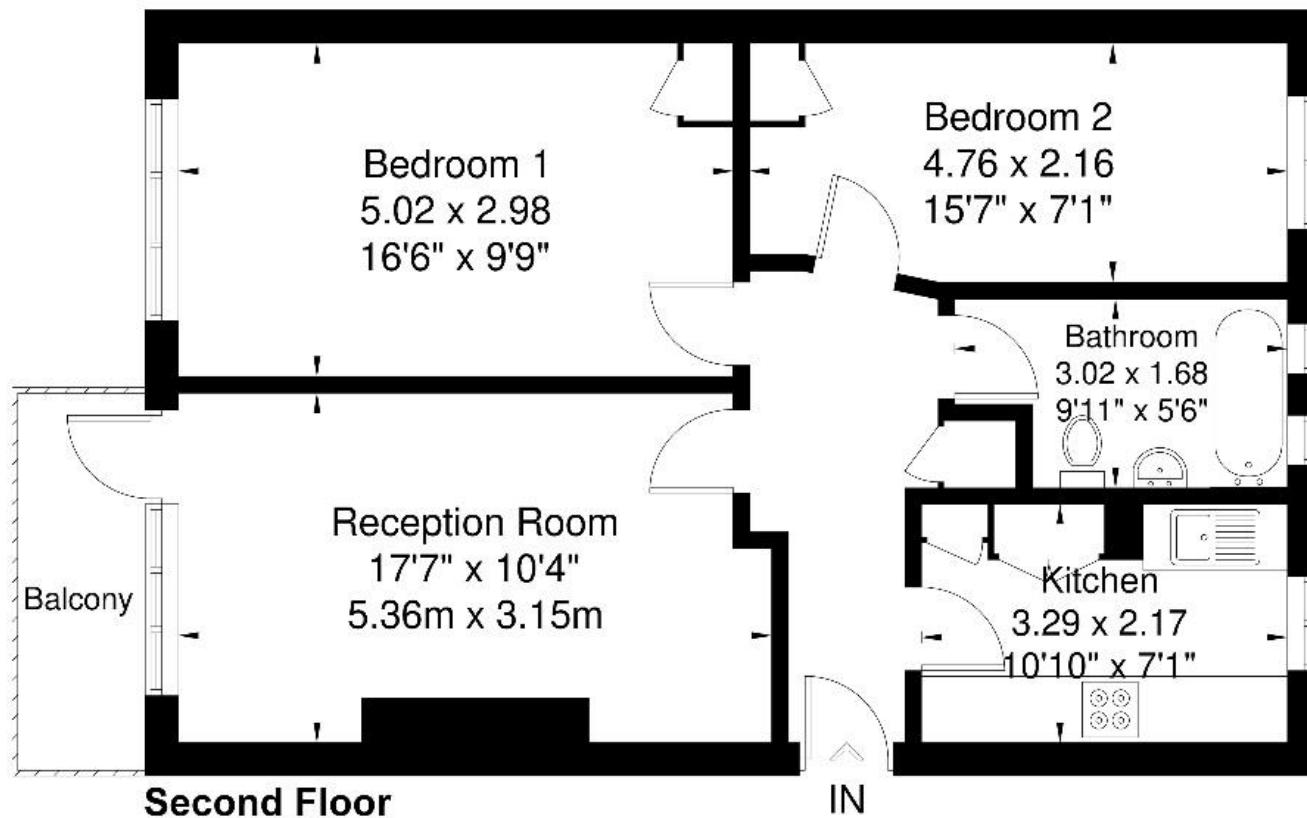
**EPC Rating: C**



**www.sintonandrews.co  
020 8566 1990**

# Broughton Court

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



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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8 Spring Bridge Road, Ealing, London W5 2AA

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