



Westgate House, West Gate, London, W5 1AY

Welcome to **Westgate House, West Gate, London**

This well-presented, modern, ground floor apartment, set within a newer development, West Gate House, in Ealing is ideal as a first-time purchase or investors. It's within a short walk to a variety of transport connections. The property offers an open-plan modern kitchen and reception room with floor to ceiling windows creating an abundance of natural light, a double bedroom with a built-in double wardrobe and a contemporary family bathroom. Other benefits include built-in, internal air conditioning/filter, 24-hour concierge, a wonderful residents' sky lounge & meeting room with a balcony, residents' fitness facilities which include a gym and sauna room and a residents' cinema room.

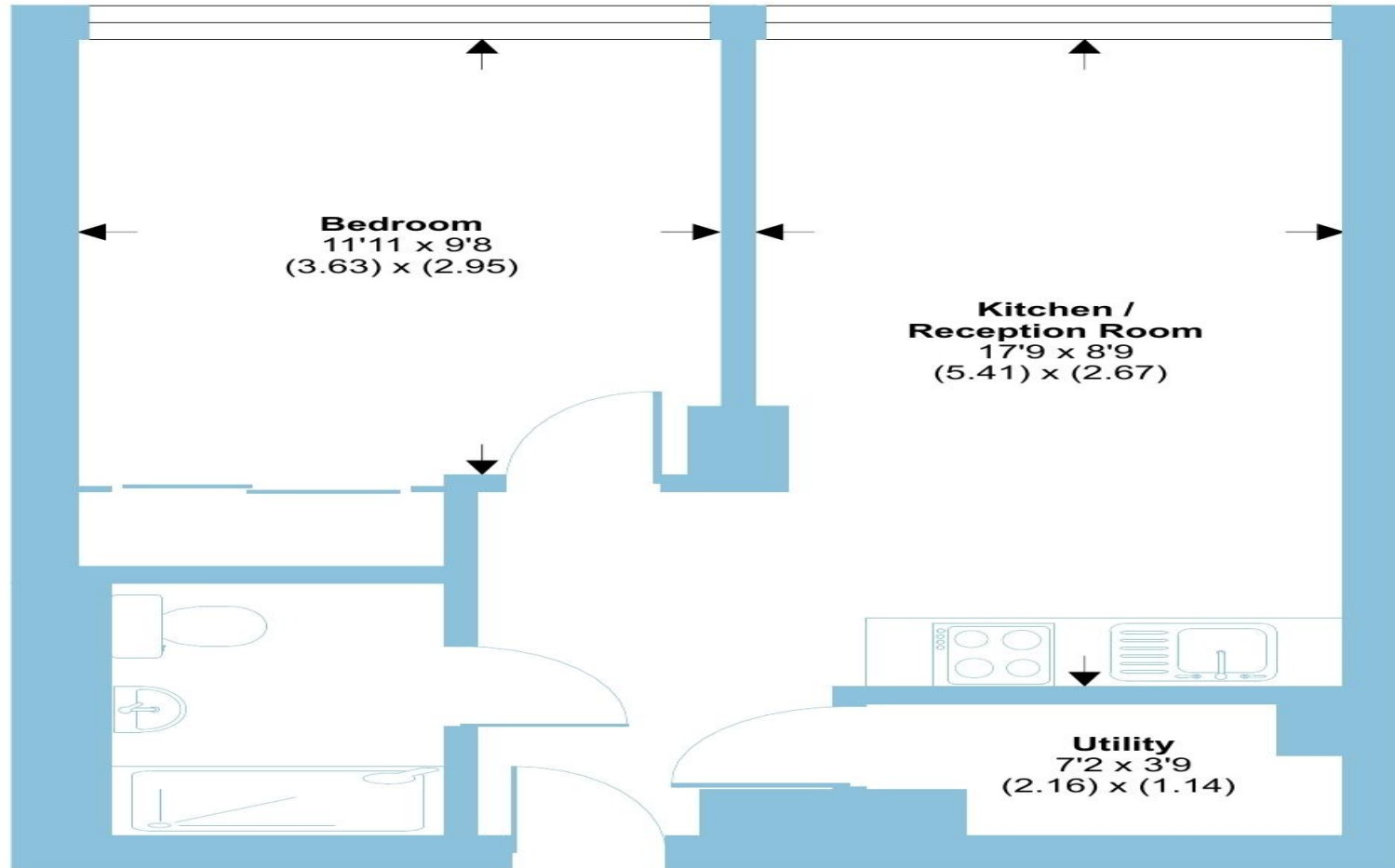
The property is a short walk to Hanger Line tube station (Central line) & Park Royal tube station (Piccadilly line), the local amenities and is within easy access to Ealing Broadway's popular retail shopping centre, Ealing Broadway tube station (Central line, District line, Great Western & Elizabeth line), an abundance of restaurants, cafes, bars. The A406 and the North Circular are close by and easily accessible.



Westgate House, West Gate, London, W5

Approximate Area = 440 sq ft / 40.9 sq m

For identification only - Not to scale



GROUND FLOOR

Welcome to

Westgate House, West Gate, London

- Ground floor modern apartment in Ealing
- Floor to ceiling windows
- 24-hour concierge
- Residents' gym & sauna
- Sky lounge & meeting room for residents

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 3200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This one-bedroom apartment in West Gate house, which is a modern, stylish building, offers residents facilities such as 24-hour concierge, a gym & sauna room, a cinema room & wonderful sky lounge with a short walk to Hanger Lane tube station. Please call the Ealing branch today for more information!

offers in excess of **£250,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109878



Property Ref:
EAL109878 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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