



**£350,000 Leasehold**

WATERFORD COURT, LEELAND TERRACE, EALING, W13 9HL





A well-presented two-bedroom, second-floor apartment ideally located just off West Ealing Broadway, within easy reach of a wide range of local amenities. West Ealing Broadway offers an excellent choice of shops, cafés, restaurants, parks, well-regarded schools and a mainline station providing excellent transport links, with several bus routes also within easy walking distance.

The apartment features two generous double bedrooms, including a principal bedroom with an en-suite shower room, a separate fitted kitchen, a modern bathroom and a bright, spacious living room. Additional benefits include double glazing, electric heating, a secure entry phone system and an allocated parking space.

This property would make an excellent first home or investment opportunity.

**Lease:** 98 years remaining

**Ground Rent:** £150 p.a

**COUNCIL TAX BAND: D**

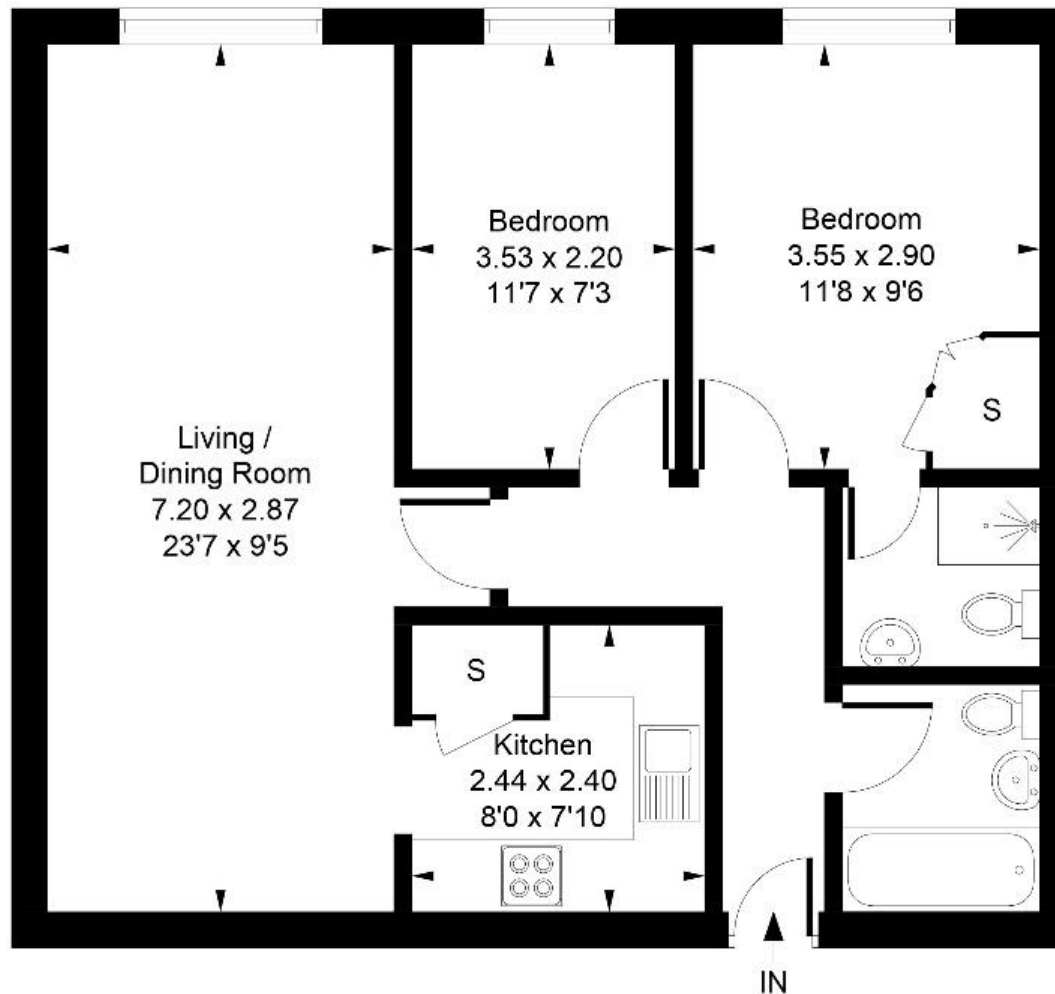
**EPC Rating: B**



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020 8566 1990

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Approximate Gross Internal Area  
60.32 sq m / 649 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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