



Leslie
& Co.

BRUCE COURT, UNDERHILL GARDENS, EALING, W5

Guide Price: **£500,000**



Leslie & Co





About the property

What the owner loves:

Bruce has been the perfect home for the last 6 years. It's a London apartment in the centre of Ealing, yet as soon as you're inside, you'd never know you're in a bustling city. There's a relaxed feeling in the apartment, helped by the wide and long hallway, which you can just feel upon entering. We love looking out of the window and seeing treetops in all directions, and the sunset views from the bedrooms are stunning - we've taken too many pictures to count!

The location has been ideal, only a few minutes' walk to the shops, cafes and restaurants in Ealing Broadway, but also having Walpole Park just over the road to enjoy walks, sports and all of Ealing's Summer Festivals.

The building has a great community feeling. We have 4 neighbours on our floor, who are a mix of couples and families. We've made great friends in our time there and even went to the wedding of one of our previous neighbours. We truly believe Bruce is a special home, and hope its next owners will enjoy living here as much as we have.

Key features

- Stunning two-bed modern apartment
- Breath-taking far-reaching views
- Generous open-plan kitchen / reception
- Stylish contemporary bathroom
- Secure Underground Parking Space
- Sunny private terrace
- Fifth floor (with lift access)
- Completely chain-free
- Moments from an abundance of local amenities
- Exceptional transport links
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

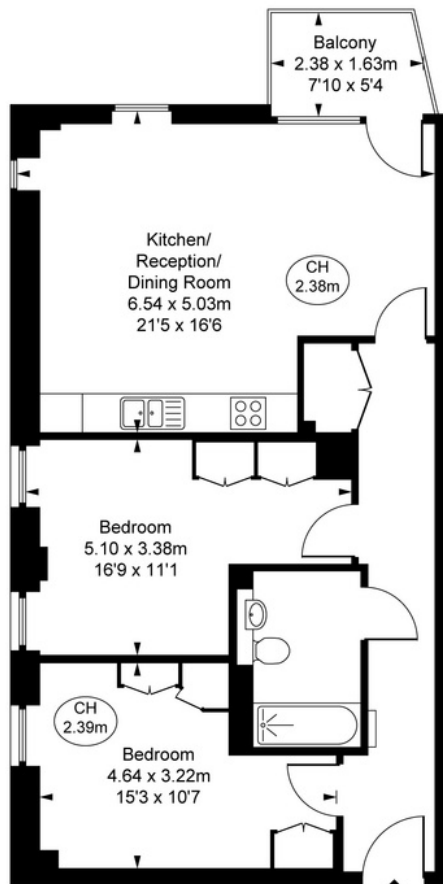
Material information

- Tenure - Leasehold
- Council Tax Amount - £2613.00 (Band E)
- Guide Price - **£500,000**
- Lease Start Date - 01/01/2014
- Lease Duration - 125 years
- Lease Years Remaining - 112 years
- Service Charge - £5470.92 yearly
- Ground Rent - £250.00 yearly

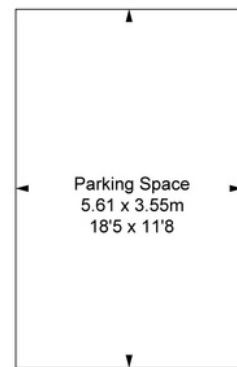




Bruce Court,
Underhill Gardens, W5
Approximate Gross Internal Area
73.17 sq m / 788 sq ft
(CH = Ceiling Heights)

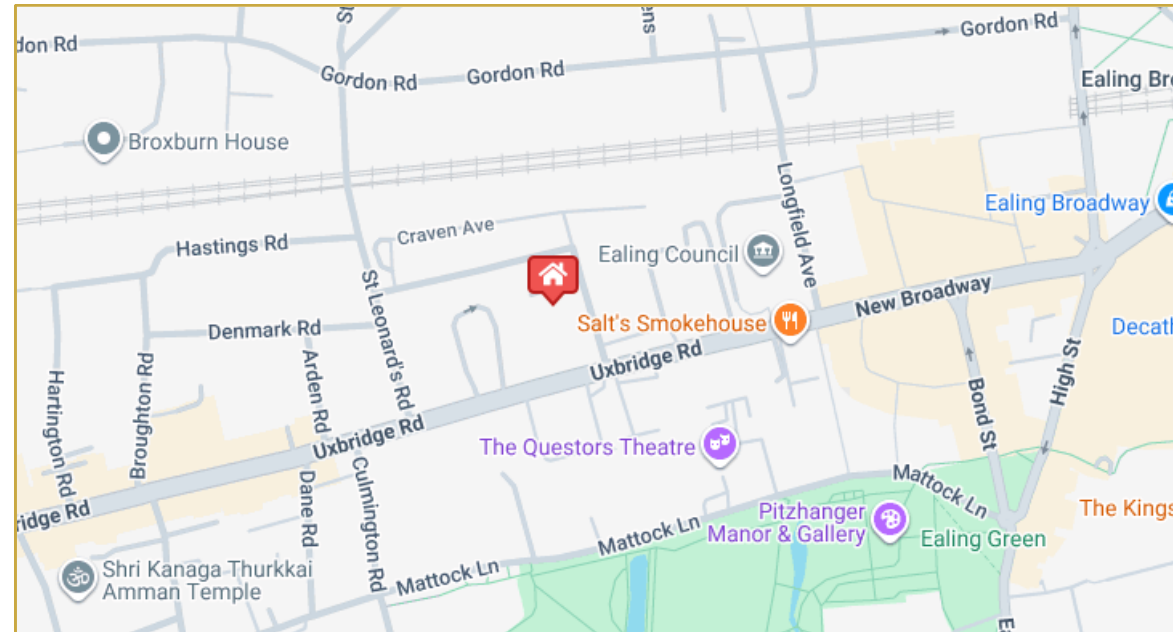


Fifth Floor



Ground Floor

(Not Shown in actual location
or orientation)



Key Facts for Buyers



Buyer Information Pack

