

FIRST FLOOR



CHURCHILL COURT FLOORPLAN

TOTAL FLOOR AREA : 350 sq.ft. (32.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ashbourne Road, London, W5 3DL

Superb Buy-to-Let investment or first-time purchase: A spacious, self-contained first-floor studio apartment with an exceptionally long 178-year lease and allocated parking. Superbly located just minutes from both Central and Piccadilly Line stations. Chain Free.

First-Floor Position (Convenient and highly accessible purpose-built block)
Long 178-Year Lease (No upcoming extension costs or lending restrictions)
Allocated Off-Street Parking (Highly desirable premium asset for Zone 3)
Good-Yield BTL Opportunity (Current tenant paying £1,250pcm)
Offered Chain Free (Available with vacant possession or with the existing tenant)
Unbeatable Commuter Location (2 mins to Hanger Lane & 9 mins to Park Royal)

The Property

Situated on a quiet residential road in the highly desirable Hanger Hill East (Haymills Estate) conservation area of North Ealing, this spacious, self-contained studio apartment is located on the first floor of a well-maintained purpose-built block. The property features a bright, open-plan living and sleeping area complemented by classic parquet wood flooring, a separate kitchen, and a modern shower room. Offering total peace of mind for buyers, the apartment benefits from an exceptionally long 178-year unexpired lease and its own allocated off-street parking space.

The Investment Opportunity

This property represents an ideal, hassle-free addition to any buy-to-let portfolio. It can be purchased with a reliable, current tenant paying £1,250 per calendar month, generating an impressive immediate good yield. Alternatively, it can be offered with vacant possession, making it a perfect step onto the ladder for a first-time buyer.

The Location

Positioned on Ashbourne Road, the property enjoys a peaceful residential setting while offering truly exceptional connectivity. Hanger Lane

Leasehold

Asking price £249,950

