



Leslie
& Co.

RELPH COURT, KENNETH WAY, EALING, W5

Guide Price: **£400,000**



Leslie & Co





About the property

What the owner loves:

One of the things we fell in love with when we bought this flat was how bright and airy it feels. The many windows fill the flat with natural light, along with lovely open views of the sky and surrounding trees that make the space feel calm. Although it's a one-bedroom apartment, we've always been pleasantly surprised by how spacious it feels and how much storage space there is. The winter garden has been one of our favourite features. Thanks to the sliding glass doors, it's a truly versatile room that can be enjoyed all year round — we love having a coffee here in the morning.

The location has been fantastic. Ealing Common is just a couple of minutes away, and several of Ealing's beautiful parks are within a 15-minute stroll. Across the road, you'll find a great selection of international shops and cafés, while Ealing Broadway, with its wide range of supermarkets, restaurants, bars, gyms and shopping, is only around a 10-minute walk away. Transport has also been exceptional. It's within easy walking distance to the Piccadilly, District, Central and Elizabeth lines.

Key features

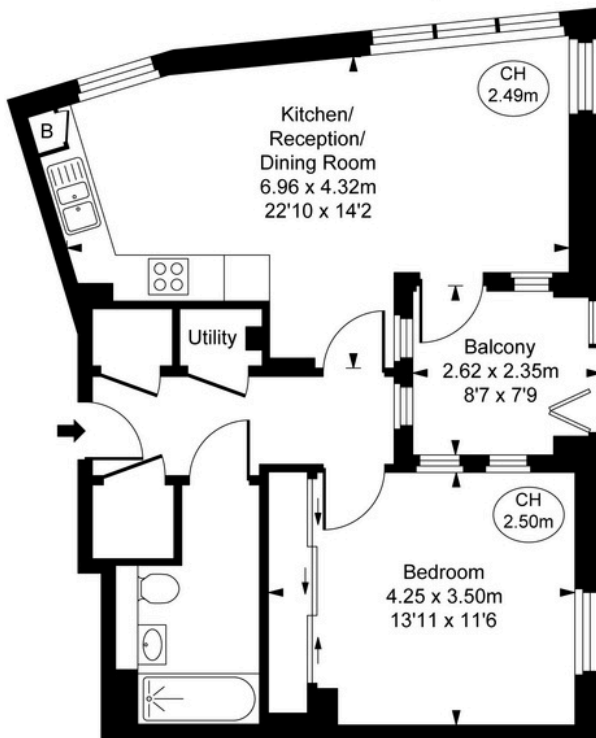
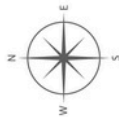
- Bright dual aspect living space with far-reaching leafy views
- Approx. 600 sq ft of contemporary accommodation
- Spacious open plan kitchen / reception
- Versatile winter garden
- Secure allocated parking space
- Nestled perfectly between Ealing Common and Ealing Broadway
- Well-managed modern development
- Exceptional transport links

Material information

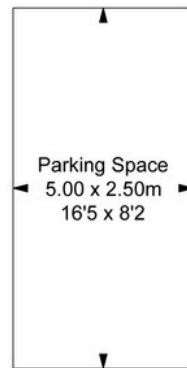
- Tenure - Leasehold
- Council Tax Amount - £2130.00 (Band D)
- Guide Price - **£400,000**
- Lease Start Date - 01/01/2018
- Lease Duration - 250 years
- Lease Years Remaining - 241 years
- Service Charge - £2130.00 yearly
- Ground Rent - £300.00 yearly



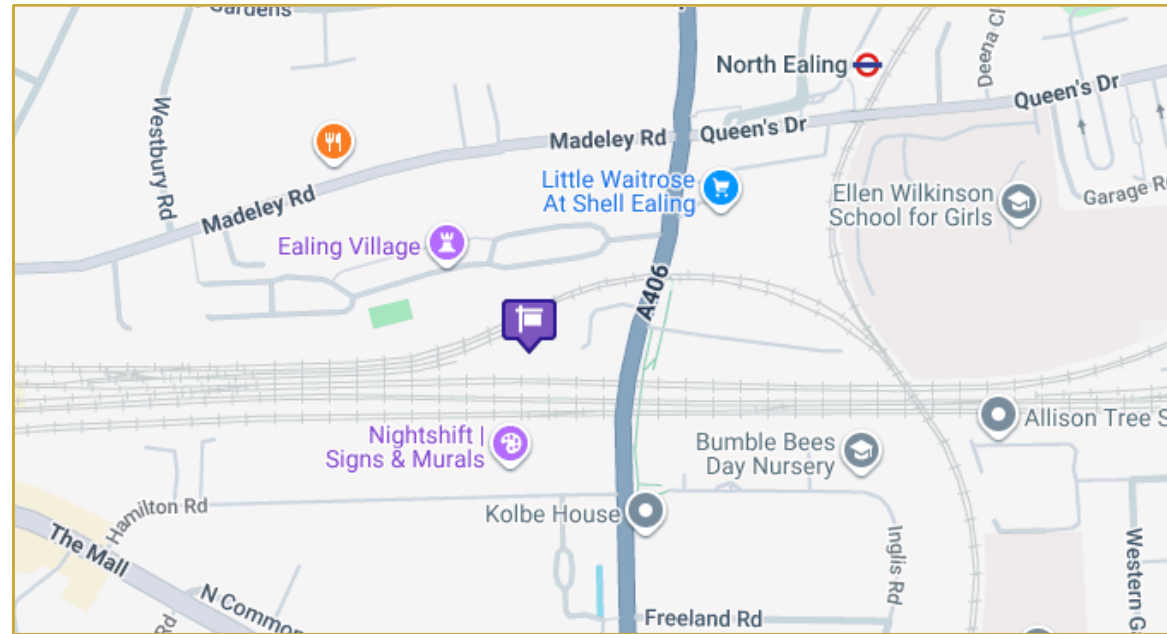
**Relp Court,
 Kenneth Way, W5**
 Approximate Gross Internal Area
55.11 sq m / 593 sq ft
 (CH = Ceiling Heights)



Third Floor



Ground Floor
 (Not shown in actual location
 or orientation)



Key Facts for Buyers



Buyer Information Pack

