



## 4 Marryatt Court Green Vale

Ealing, London, W5 3AU

£425,000 Share of Freehold



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A well presented two bedroom apartment in this quiet location close to North Ealing and within easy reach of Ealing Common. The accommodation comprises spacious lounge, fitted kitchen, bathroom and separate w.c., two good sized double bedrooms and balcony off lounge and benefits from double glazing and central heating. The building has a lift and caretaker service and the well maintained communal parts have uPVC double glazed windows and entry phone system. Outside are beautifully maintained communal gardens and garage in separate block.

## ENTRANCE HALL

Wood flooring, radiator, storage and airing cupboards, wall mounted entryphone system

## LOUNGE

uPVC double glazed windows, secondary glazing, wood flooring, access to east facing balcony, radiator

## KITCHEN

Single drainer one and a half bowl stainless steel sink unit with mixer tap, extensive range of fitted wall and floor units, four burner gas hob with electric fan assisted oven below and extractor fan above, plumbing for dishwasher and washing machine, space for fridge/freezer, tiled splashbacks, wall mounted combination central heating boiler, tiled flooring.

## BEDROOM 1

uPVC double glazed window, secondary glazing, built in wardrobes, radiator

## BEDROOM 2

uPVC double glazed window, secondary glazing, built in wardrobes with dressing table, radiator

## BATHROOM

Panelled bath with chrome mixer tap and shower attachment, wall mounted thermostatically controlled shower unit and head, wall mounted vanity wash hand basin, extractor fan, heated towel rail, part tiled walls, tiled flooring, natural light via uPVC double glazed window

## CLOAKROOM

Low level w.c. with wash hand basin, tiled flooring, natural light via uPVC double glazed window

## OUTSIDE

Well maintained communal gardens, mainly laid to lawn with flower borders.

## GARAGE

In block adjacent to building with up and over door

## LEASE

999 years from 25th March 1982

## SERVICE CHARGE

£356.90 per month (including building insurance)

## COUNCIL TAX

Band D



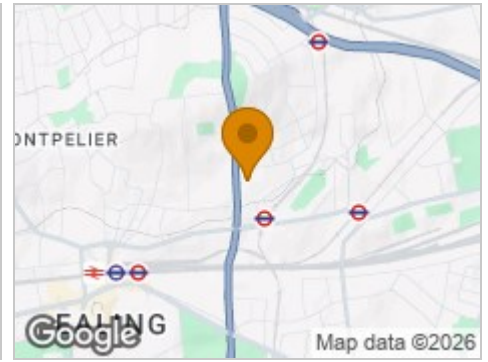
## Road Map



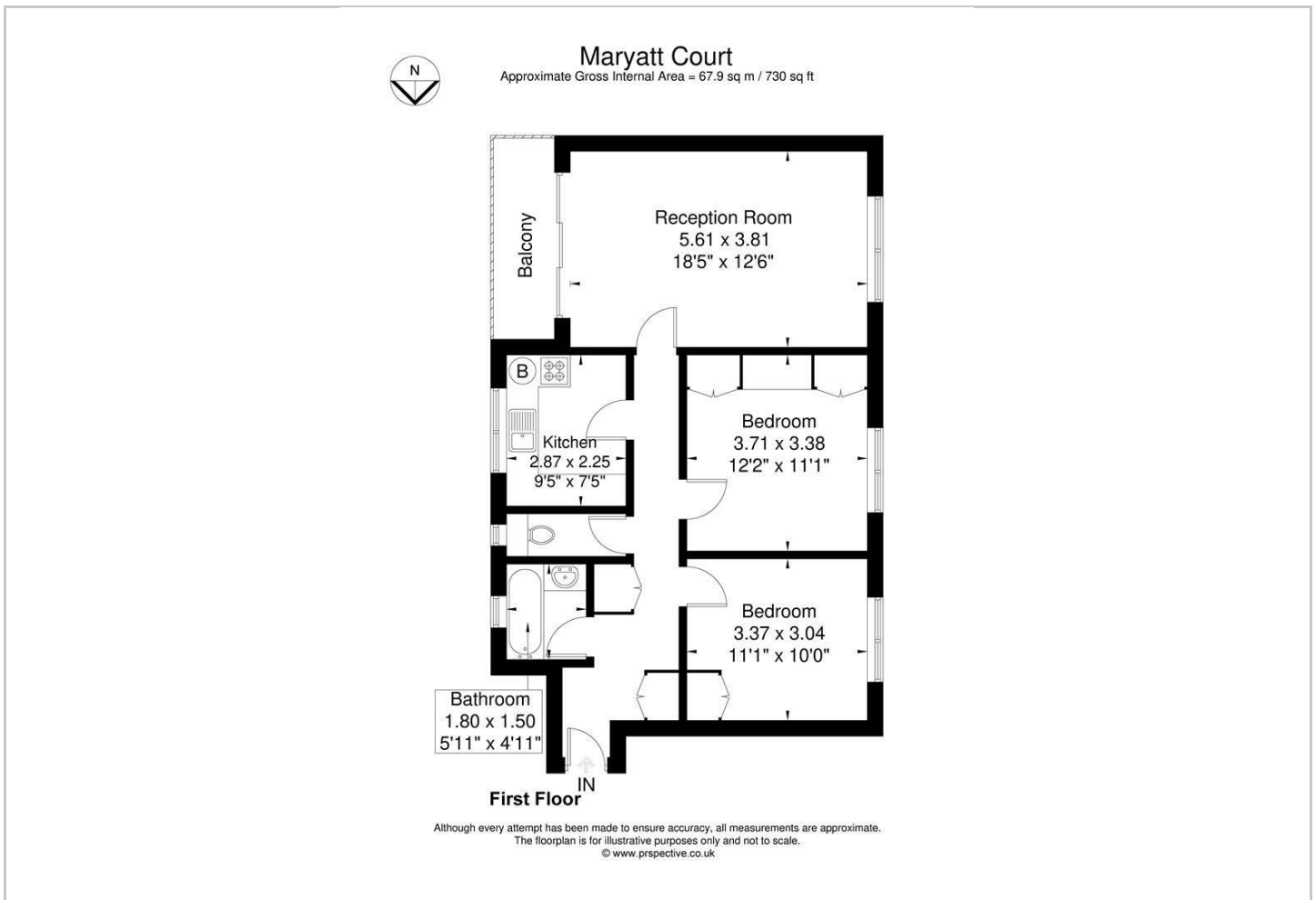
## Hybrid Map



## Terrain Map



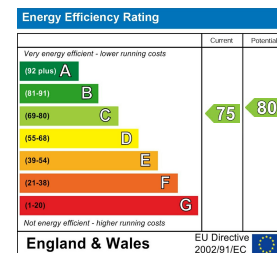
## Floor Plan



## Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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