



**Brunswick Road, Ealing, W5**

Asking Price: £500,000

Benham  
& Reeves

# Brunswick Road, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the third floor and spanning a comfortable 836 square feet is this superb two bedroom apartment. The property boasts from a welcoming hall which includes sizeable storage cupboards, custom design kitchen which has a range of fitted wall and floor cupboards, work tops, 1 ½ bowl stainless steel sink unit, oven, extractor hood, gas hob, plumbed for washing machine, tiled splash back, microwave, integral dish washer, and integral fridge / freezer. Both bedrooms are well sized with the principle bedroom having the added luxury of a double wardrobe with mirrored doors, ensuite shower room with shower cubicle, WC, wash hand basin in vanity unit and tiled walls. Further benefits of this home include a family bathroom suite, secure entry phone system, secure underground parking, and no onward chain.

Located on Brunswick Road, a short walk from both Hanger Lane (Central line) and Park Royal (Piccadilly line) underground stations. The beautiful wide open spaces of Hanger Hill Park are also moments away. The property falls in the catchment area for the outstanding Ofsted rated Montpelier primary school and Ada Lovelace High school. Hanger Lane (Central line) is the nearest underground station. The local 226 hail and ride bus will bring you into Ealing Town Centre where Ealing Broadway Crossrail station offers District and Central line underground connections as well as overground links to Paddington and Heathrow.



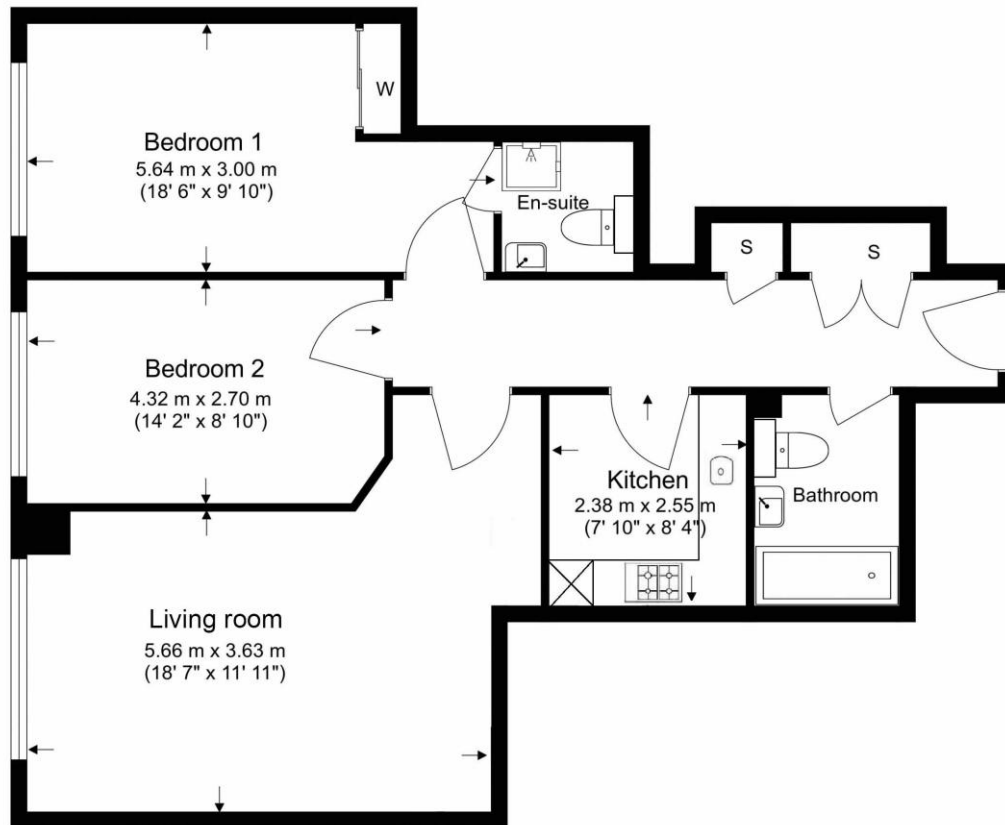


## Property Features:

- Chain Free
- Gated Development
- 836 Square Feet (Approx)
- Third Floor
- West Facing
- Secure Underground Parking
- Residents Gym
- Hanger Lane Station (Central Line)

## 3rd Floor

Total Gross Internal Area  
77.6 Sq/m - 836 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£500,000
Tenure:	Leasehold Expires 31/03/2999 Approximately 973 Years Remaining
Ground Rent:	£371.00 (per annum) For the year of 2025
Service Charge:	£4,309.67 (per annum) For the year of 2025
Anticipated Rent:	£1,600.00 pcm Approx. 3.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA230323

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