



# West Gate, London, W5

Price Reduced to: £480,000

 Benham  
& Reeves



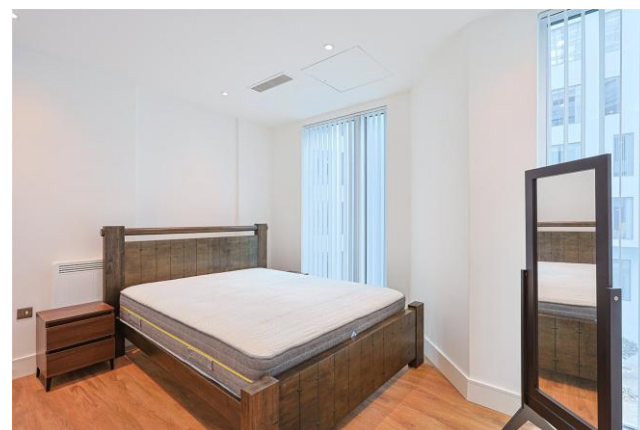
# West Gate, London, W5

🛏️ 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

**\*\*Parking Included\*\*** Situated on the third floor and spanning a generous circa. 675 square feet is this two bedroom, one bathroom apartment. The property boasts a designer kitchen in high gloss finish with concealed handles, reconstituted stone worktops, white glass splashback to underside of wall units, and integrated electric appliances. The spacious living area is made up of oak plank style flooring, brushed metal switch & socket plates, recessed LED low energy downlighting with white bezels, terrestrial & satellite TV, FM radio and telephone sockets. Both bedrooms having the added luxury of fitted wardrobe and comfort cooling. The family bathroom is stylishly with a plated electric heated towel rail, mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting, large format 1200 x 600mm white marbled porcelain fully tiled walls, and large format 600 x 600mm white marbled porcelain floor tiling.

Located on the former grounds of data giant, Kantar, luxurious development Westgate House is perfectly placed to provide unrivalled travel links to prime London locations.

Not only will residents of Westgate House have the comfort of their own beautiful property, but they will have use of all luxury amenities located within the development itself - this includes a fully equipped residents-only gym, fitted with sauna and steam room, a top floor communal sky lounge, offering stunning views of West London and beyond, and a cinema and hot desk facility. Residents of Westgate House will have the best West London can offer within 10 minutes travel time. They can enjoy local shopping in Ealing Broadway, a short train ride to Westfield Shopping centre in White City, or travel further afield to London's West End. Closer to home, there are plenty of amenities in Hanger Lane and Park Royal, with big names such as Ikea, Fullers, Co-op, PureGym and more on your doorstep. Heading to work? Westgate House is conveniently located a short walk from Hanger Lane train station, located on the Central Line, Hanger Lane to Bond Street takes about half an hour. Piccadilly Line, departing from Park Royal station almost around the corner, offers an easy connection to Central London or Heathrow Airport. With the Elizabeth Line, residents of Westgate House can also travel to Paddington from Ealing Broadway in just 8 minutes - perfect for those needing a quick commute into the city.

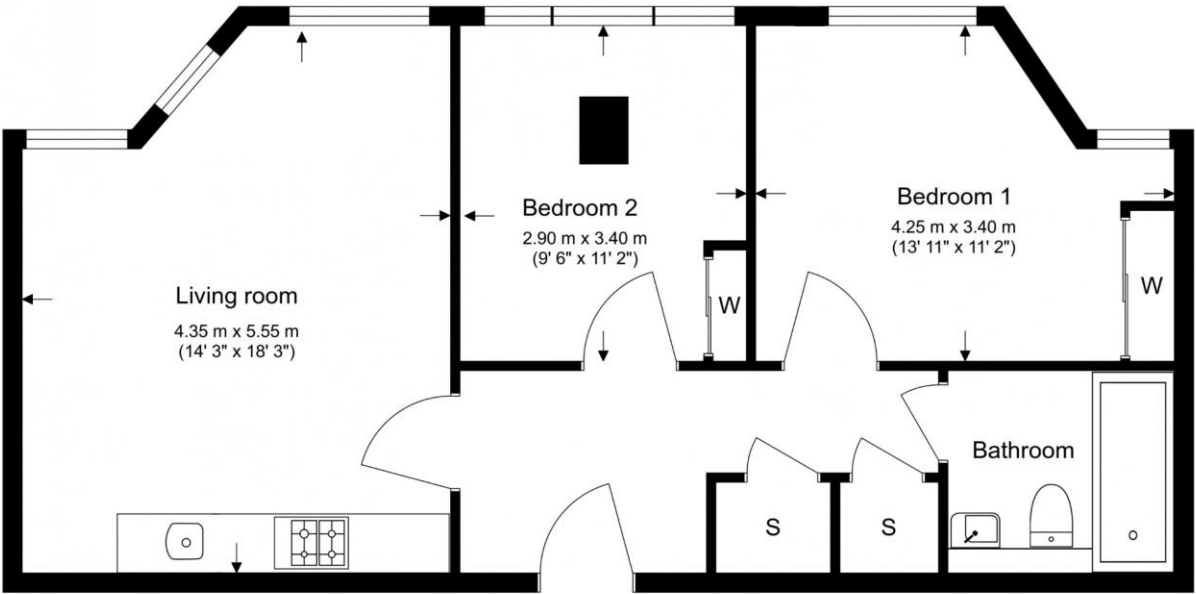





## Property Features:

- Two Bedroom Apartment
- One Bathroom
- Third Floor
- 675 Square Feet (Approx.)
- Residents Gym, Sauna & Steam Room
- Top floor communal sky lounge
- Cinema Screening Room
- Hanger Lane Tube Station (Central Line)

Total Gross Internal Area  
61.1 Sq/m - 675 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Terms & Conditions:

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

Price Reduced to:	£480,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 993 Years Remaining
Ground Rent:	£248.15 (per annum) For the year of 2024
Service Charge:	£4,982.00 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,300.00 pcm Approx. 5.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHN240029

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