



West Gate, Ealing, W5

Asking Price: £280,000

West Gate, Ealing, W5

🏠 Studio

🚿 1 Bathroom (s)

🔑 Leasehold

This modern, stylish apartment set within the sought after development, West Gate House, boasting fantastic London views and excellent transport connections. The property is offered in immaculate internal condition and offers a bright & airy open-plan living area which includes integrated appliances with floor to ceiling windows which creates an abundance of natural lighting, a double bedroom area, and a contemporary family bathroom. Other benefits include built in internal air conditioning/filter, oak flooring, 24 hour concierge, a wonderful resident's sky lounge & meeting room, residents fitness facilities which include a gym and sauna room, a residents' cinema room and no onward chain.

The property is a short walk to Hanger Lane tube station (Central line) & Park Royal tube station (Piccadilly line). the local amenities and is within easy access to Ealing Broadway's popular retail shopping centre, Ealing Broadway tube station (Central line, District line, Great Western & Elizabeth line, an abundance of restaurants, cafes, bars. The A406 and the North Circular are close by and easily accessible.



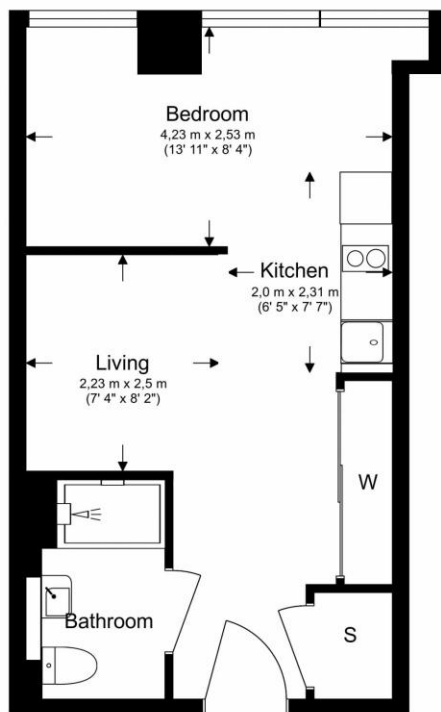


Property Features:

- Chain Free
- Luxurious Studio Apartment
- 353 Square Feet (Approx)
- Fifth Floor
- West Facing Aspect
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna, Steam Room & Sky Lounge
- Hanger Lane Tube Station (Central Line)

5th Floor

Total Gross Internal Area
32.8 Sq/m - 353 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 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:	£280,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£305.50 (per annum) For the year of 2026
Service Charge:	£2,671.64 (per annum) For the year of 2026
Anticipated Rent:	£1,600.00 pcm Approx. 6.9% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

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