



MATTOCK LANE, EALING, LONDON, W5

Guide Price: **£600,000**



 Leslie & Co





## About the property

What the owner loves...

The moment I entered the flat, I knew I was going to buy it. Its position next to and overlooking Walpole Park is magical and the flat itself is sunny and light as it's south facing. There are no flats above so it has always been quiet. I also benefited from the nearby vibrant local nightlife and proximity to the shops and travel links. It has been my happy home for 35 years so I will be sad to be leaving.

What the agent says...

Step into the heart of sophistication with this stunning period apartment, situated on a highly coveted parkside street in Ealing Broadway. Perfectly tailored for first-time buyers, this exquisite property offers a blend of original charm and modern living, with incredible far-reaching, countryside-esque views across the tranquil Walpole Park.



## Key features

- Stunning Period Apartment
- Original Charm & Character
- Incredible Far-Reaching Views Across Walpole Park
- Moments from Ealing Broadway
- Impressively High Ceilings
- Steeped in Natural Light
- Share of Freehold
- Circa 800 Sq Ft
- Recently Refurbished Throughout
- Some Images Include Virtual Staging

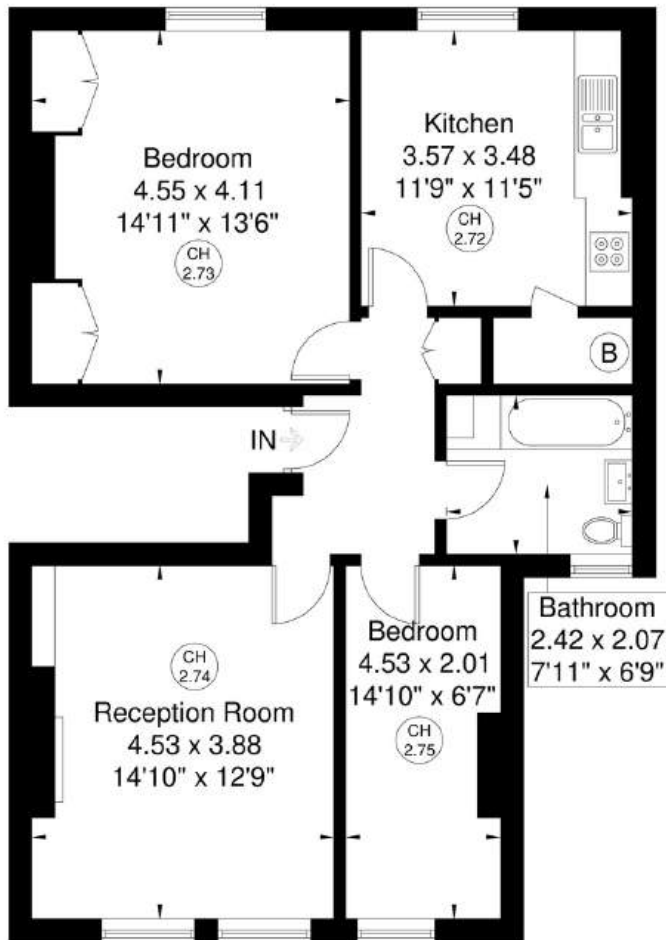
## Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band E**
- Guide Price - **£600,000**
- Lease Start Date - **06/10/2023**
- Lease Duration - **999 years**
- Lease Years Remaining - **997 years**
- Service Charge - **Ad-hoc yearly**



**Mattock Lane**

Approximate Gross Internal Area = 72.9 sq m / 784 sq ft



**Second Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

