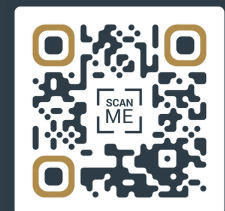




CHURCHFIELD ROAD, EALING, LONDON, W13

Guide Price: **£625,000**







About the property

What the owner loves ❤️:

"We've lived in our flat for 10 years and it's been the perfect home. We'll be so sad to leave, but happy someone else is going to be able to enjoy all the features we love... the view overlooking the huge garden, the spacious and quiet road (a rarity for the area), the natural light that flows throughout, the privacy offered by being top floor (penthouse anyone?), and our large bathroom with a freestanding bath - the perfect place to relax and unwind after a long day.

The location of the flat is also fantastic and within walking distance of shopping in Ealing Broadway, excellent transport links (how did we ever manage without the Elizabeth line?), two lovely parks which host numerous events over the summer and your choice of pubs or cafes. We've also really valued the wonderful neighbourhood feel on the street and it's been amazing to have so many friendly and helpful people on our doorstep if we ever needed it. The friendly neighbourhood spirit is particularly true of the building itself and self-managing the Freehold with other owner-occupiers has been super cooperative, allowing us to have a direct input on financial planning and any development work.

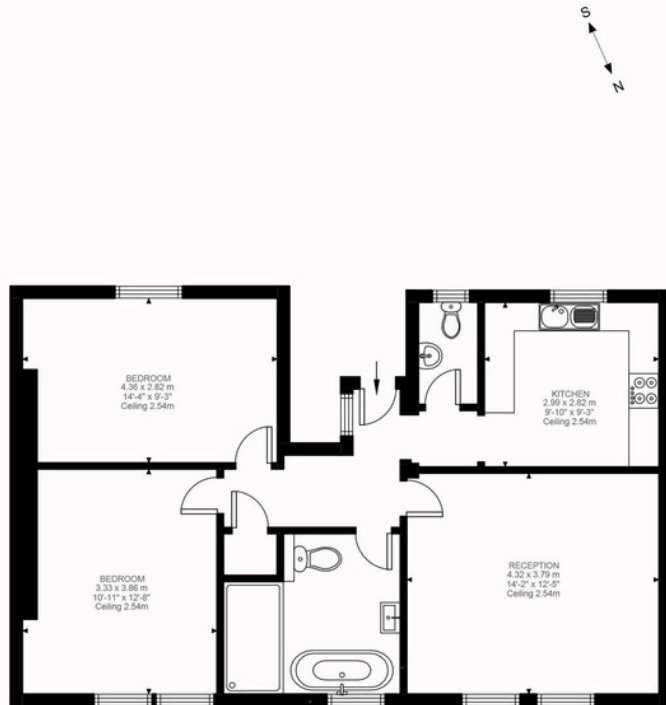


Key features

- Stunning Two Bedroom Apartment
- Beautiful Sunny Communal Garden
- Period Charm & Character
- Premier Tree-Lined Street
- Excellent Condition Throughout
- Share of Freehold
- Occupying Entire Second Floor
- Moments from Elizabeth Line
- Nestled Between Lovely Parks

Material information

- Tenure - **Share of Freehold**
- Council Tax - **D**
- Guide Price - **£625,000**
- Lease Start Date - **10/09/2019**
- Lease Duration - **999 years**
- Lease Years Remaining - **994 years**
- Service Charge - **£2,000 yearly**
- Ground Rent - **£100 yearly**



Second Floor
741 ft²

Churchfield Road, W13
Approximate Gross Internal Area
68.80 SQ.M / 741 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		