



DUDLEY GARDENS, LONDON, W13
£399,950 SHARE OF FREEHOLD

Lease: 999 Years from 2010 (Approx. 985 Years Remaining)

Ground rent: £0 Per Annum

Service Charge: Ad-Hoc (ask agent)

(Information Supplied by vendor)

EPC: C

Council Tax Band: C

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION:

This charming one-bedroom first-floor flat, offering just under 500 sq ft of living space, features a spacious reception room with lots of natural light, a separate kitchen, and a modern bathroom. Ideally located within short walking distance of West Ealing Station (Elizabeth Line 0.8 miles) and close to Northfields (0.5 miles) and South Ealing (0.8 miles) tube stations, it provides excellent transport links for commuters. The flat benefits from its neighbourhood location close to Northfields High Street's attractive amenities and independents, and is just a short walk from Walpole Park and Lammas Park, offering a perfect balance of urban convenience and nearby green space. With the added benefit of a share of freehold and a loft space, this property is an opportunity for both first-time buyers and investors.



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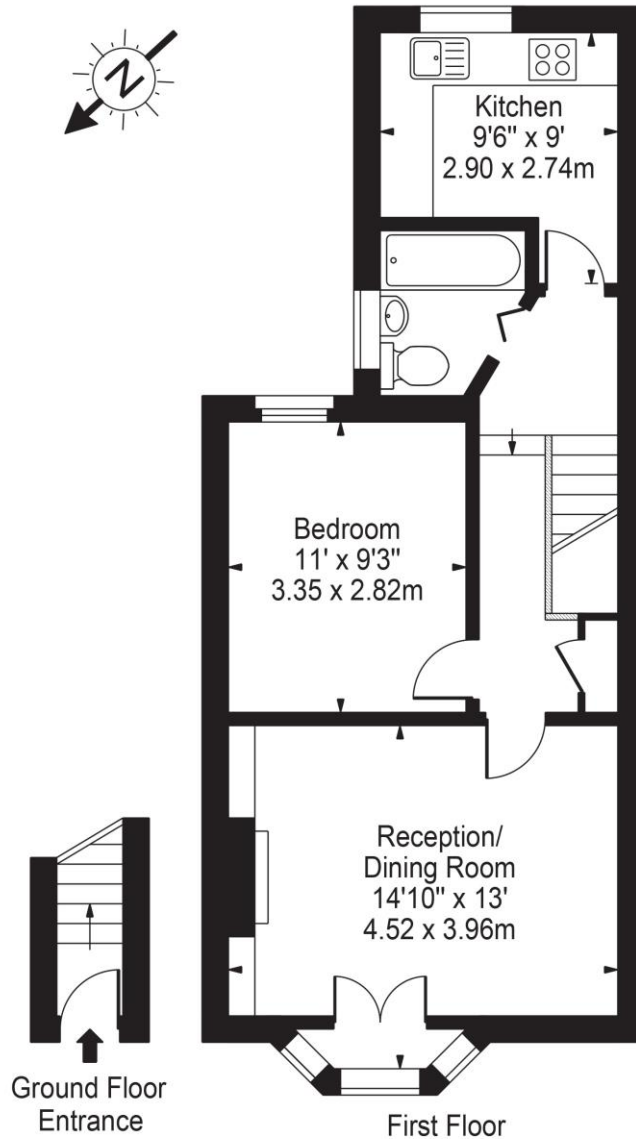


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Dudley Gardens, W13

Approx. Gross Internal Area 493 Sq Ft - 45.80 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 985 year and 2 months

Service Charge: Ad-Hoc (ask agent)

Ground Rent: N/A

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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