



## BARONET HOUSE, LAKESIDE DRIVE, LONDON, NW10 £650,000 LEASEHOLD

Lease: 996 years from 2018 (approx. 990 years remaining)

Ground rent: Peppercorn

Service Charge: £2,867 per annum (2024 figure)

*(Information Supplied by vendor)*

EPC: B

Council Tax Band: E

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

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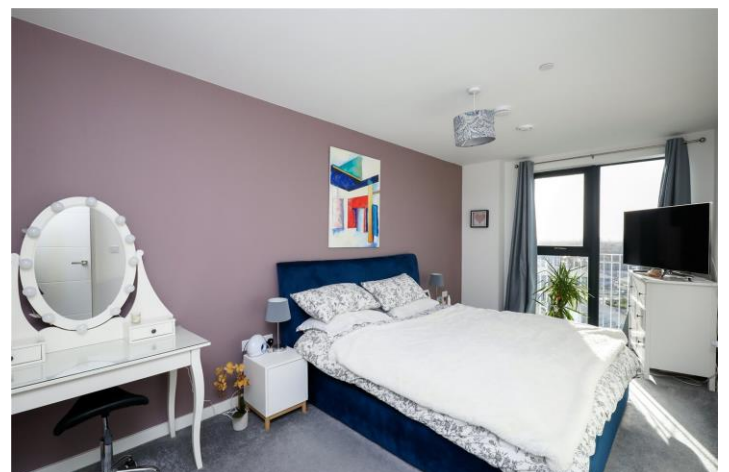
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## DESCRIPTION:

This modern three-bedroom flat, located on the 13th floor of a sleek new-build high-rise, offers a contemporary urban lifestyle with stunning, unobstructed views of Ealing. The spacious apartment features a generously sized principal bedroom with an ensuite bathroom, providing a private retreat. Two additional well-proportioned bedrooms share a stylish family bathroom. The large kitchen/reception area serves as the heart of the home, perfect for both cooking and entertaining, and opens up to a large balcony, ideal for al fresco dining or simply enjoying the panoramic city views. The property also benefits from secure parking, ensuring convenience and peace of mind. A perfect blend of modern living, outdoor space, and city views, this flat is an exceptional find.



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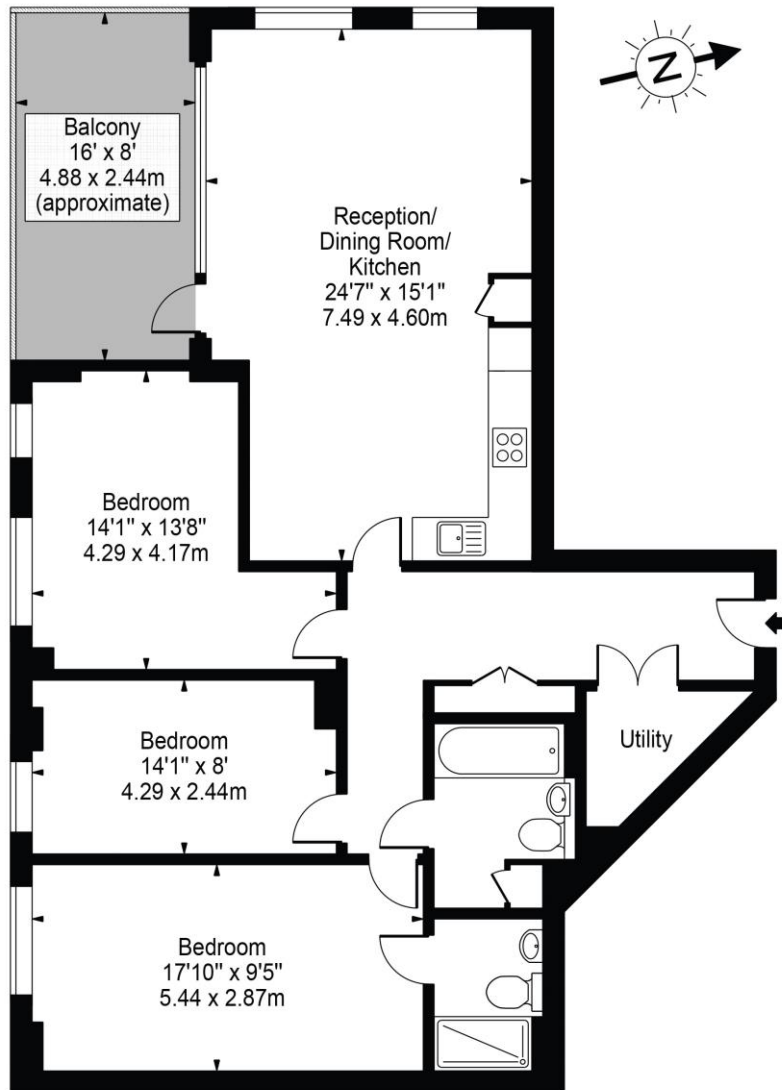


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# Baronet House, NW10

Approx. Gross Internal Area 1084 Sq Ft - 100.71 Sq M



Thirteenth Floor

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) <b>A</b>                           |  | 88                      | 88        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

**Tenure:** Leasehold

**Term:** 990 year and 6 months

**Service Charge:** £2,867 per annum (subject to increase)

**Ground Rent:** Peppercorn (subject to increase)

**Council Tax Band:** E

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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