

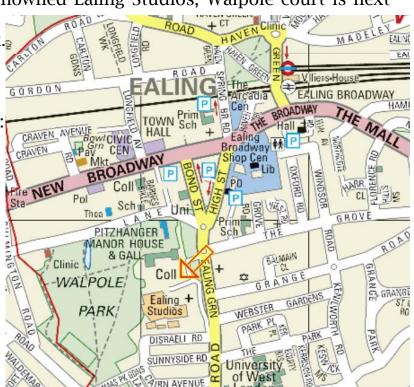
## Walpole Court, Ealing Studios, W5 5ED PRICE: £982,338

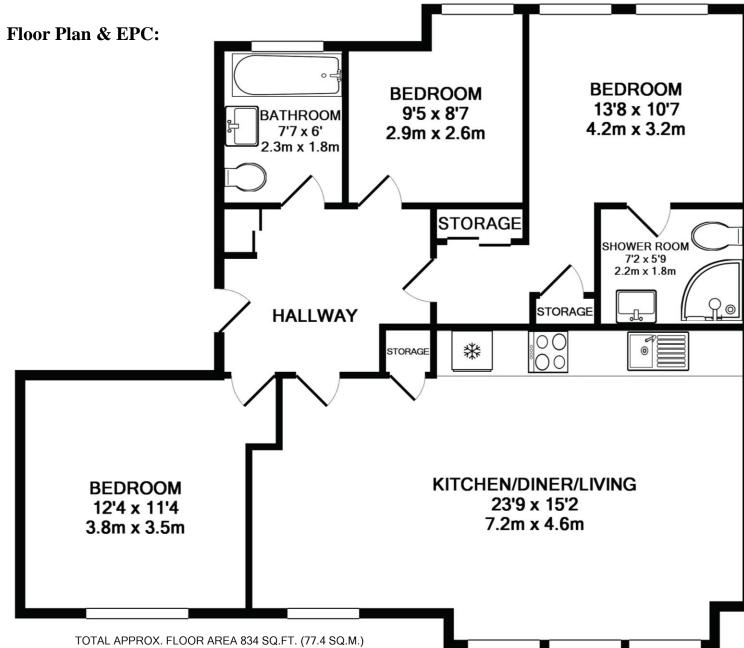




We are delighted to present to market this amazing, newly refurbished three bedroom first floor flat located in Ealing Green - one of Ealing's most sought after areas. Overlooking iconic and world renowned Ealing Studios, Walpole court is next

to outstandingly landscaped gardens And open green spaces of Walpole Park. Further benefits of this excellent location include the close proximity of all of Ealing's amenities and transport links, including the upcoming Crossrail: All are only a few minutes walk from the flat. Property's phenomenal design, as well as great attention that was paid to the smallest architectural detail means that the flat is finished to the highest standards: from Miele kitchen appliances to Villeroy and Boch bathrooms and under floor heating, to name just a few of its outstanding features. Master bedroom features an en-suite bathroom and all other rooms are very bright and spacious.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix ©2017

Environmental Impact (CO<sub>2</sub>) Rating Energy Efficiency Rating Current Potential Current Potential Very energy efficient - lower running costs Very environmentally friendly - lower CO2 emission (92-100) (92-100) A в в (81-91) (81-91) 84 84 82 82 C (69-80) (69-80) D D (55-68)(55-68) E E (39-54) (39-54) F F (21-38) G (1-20) G (1-20) Not energy efficient - higher running costs Not environmentally friendly - higher CO<sub>2</sub> emission **EU Directive EU** Directive **England & Wales** England & Wales 2002/91/EC 2002/91/EC

PLEASE NOTE : All property measurements are approximate and have been taken with electronic distance measuring tool into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchaser, who should satisfy themselves by inspection or otherwise. No responsibility can be accepted for any loss of expenses incurred in viewing. Services, heating appliances any security system and drain systems have not been tested. Particulars of the tenure, Freehold or Leasehold and Ground Rent, Service/Maintenance Charges are All SUBJECT TO CONFIRMATION by the vendor's Conveyances. Internal photographs are reproduced for general information and it must not be inferred that any item shown therein is included with the property