



Japan Services Rent Ltd

Sales, Lettings & Property Management

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Walpole Court, Ealing Studios, W5 5ED

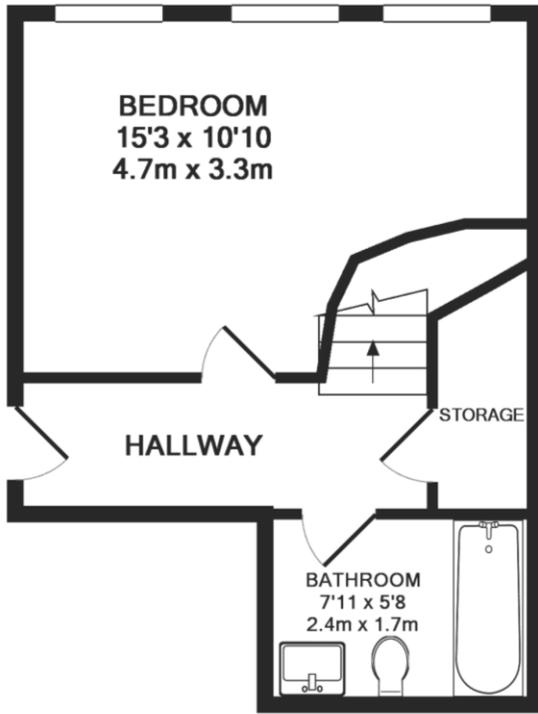
PRICE: £770,863



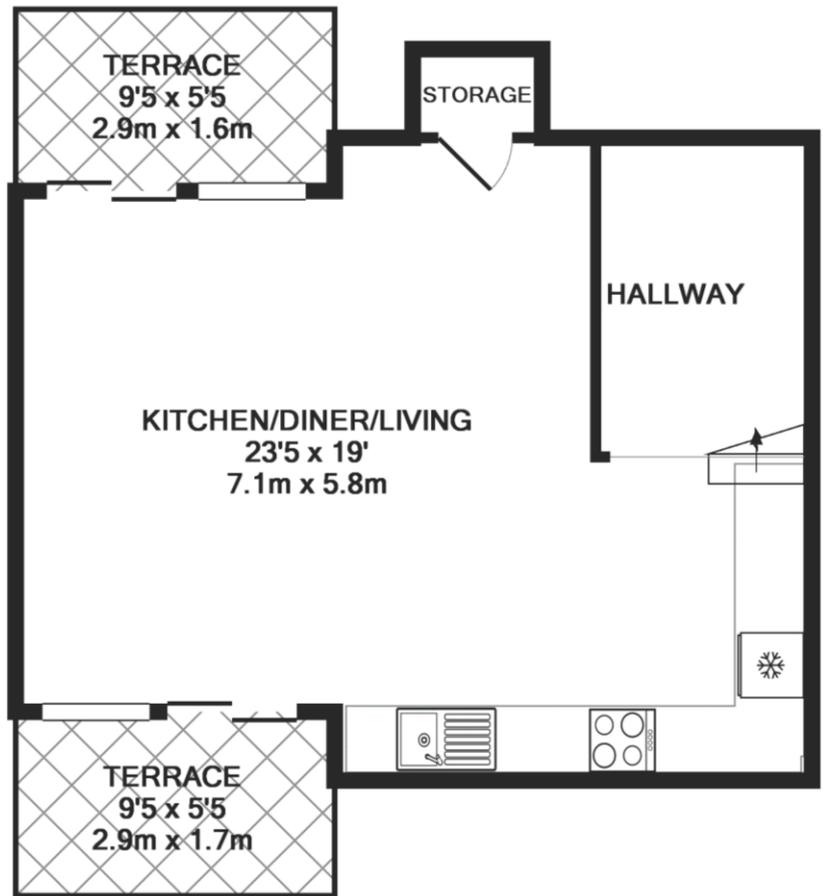
We are pleased to present to market this beautiful, newly refurbished one bedroom maisonette located in Ealing Green - one of Ealing's most sought after areas. Overlooking iconic and world renowned Ealing Studios, Walpole court is next to outstandingly landscaped gardens of Walpole Park. Further benefits 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 appliances to Villeroy and Boch bathrooms & under floor heating, to name just a few of its outstanding features. Picture yourself dining al-fresco on one of the flats' two outside terraces, or in the bright and spacious dining room. Available now.



Floor Plan and EPC:



2ND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 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