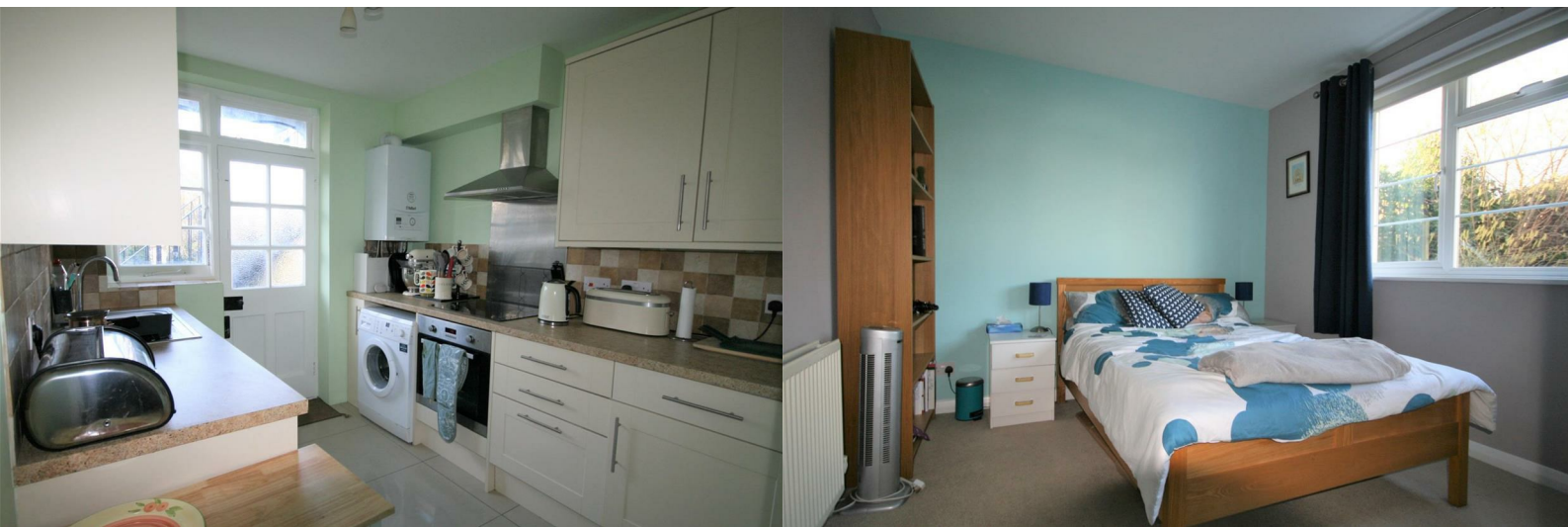




## 6 Winscombe Court

Brentham Way, Ealing, W5 1PS

£450,000 Leasehold



# 6 Winscombe Court

Brentham Way, Ealing, W5 1PS

£450,000



## ENTRANCE HALL

Wood panelled flooring, radiator, storage cupboard

## LOUNGE

Period style fireplace with wooden surround, marble inset and hearth, double glazed window, radiator

## KITCHEN

Single drainer stainless steel sink unit with mixer tap, extensive range of fitted wall and floor units, built in four ring electric hob with extractor fan above and fan assisted oven below, plumbing for washing machine, under counter space for fridge and freezer, decorative tiled splash-backs, wall mounted Vaillant central heating combination boiler, tiled flooring, door to rear gardens

## BEDROOM 1 (front)

Double glazed window, radiator

## BEDROOM 2 (rear)

Double glazed window, built in wardrobe with sliding mirrored doors, radiator

## BATHROOM

Panelled bath with wall mounted thermostatically controlled shower unit and rainmaker head and handheld attachment, pedestal wash hand basin, low level w.c., radiator, tiled walls, tiled flooring, natural light via double glazed window

## OUTSIDE

Own enclosed and secluded area of garden to the front of the building measuring approx. 30' x 40' and laid mainly to lawn with flower borders. Well maintained communal gardens to the rear

## LEASE

189 years from 25th March 1974

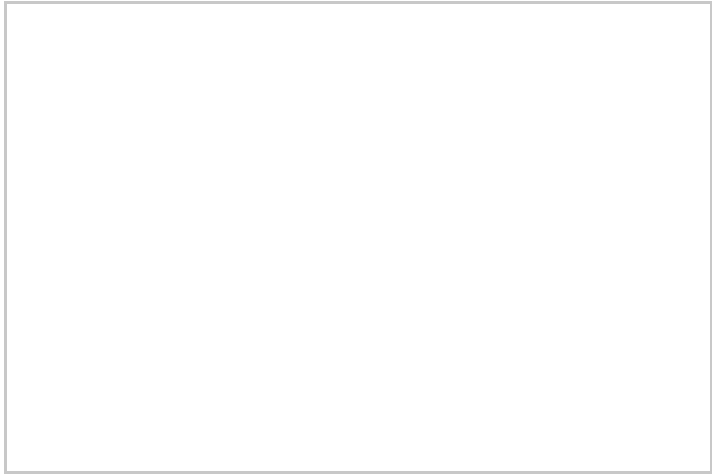
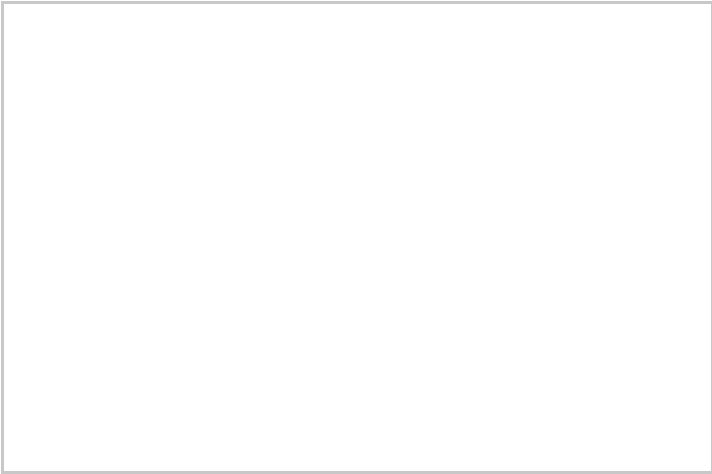
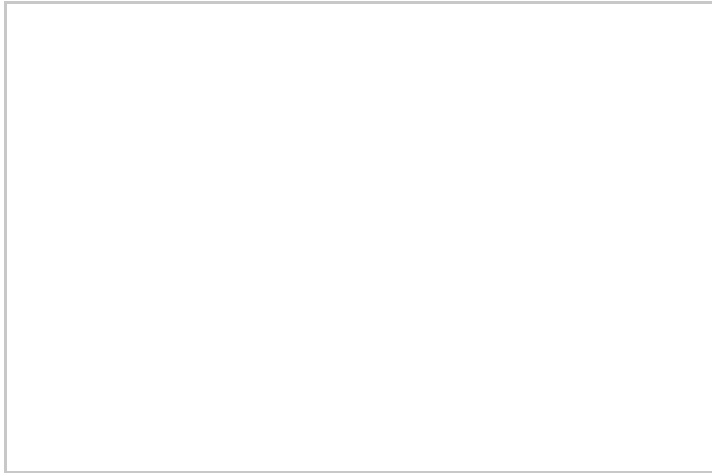
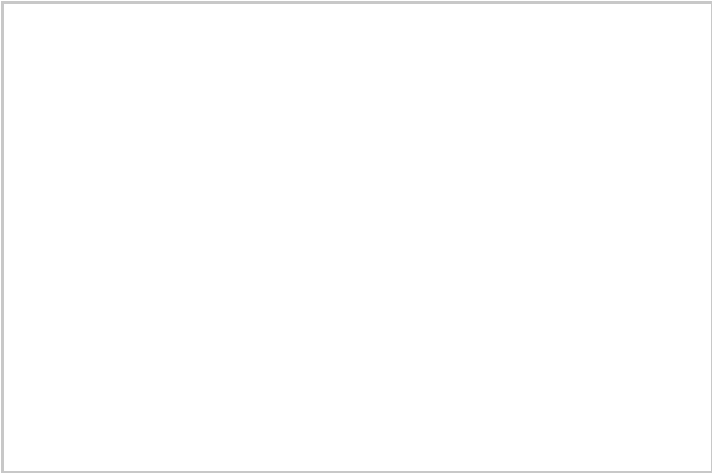
## GROUND RENT

£200 per annum

## SERVICE CHARGE

Approximately £400-600 per annum





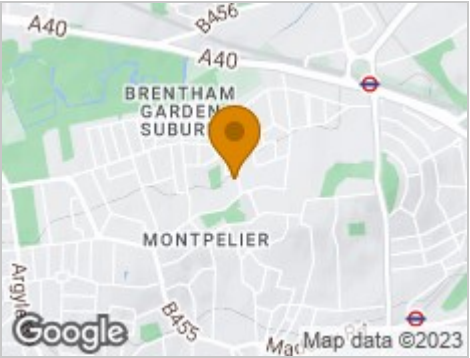
Road Map



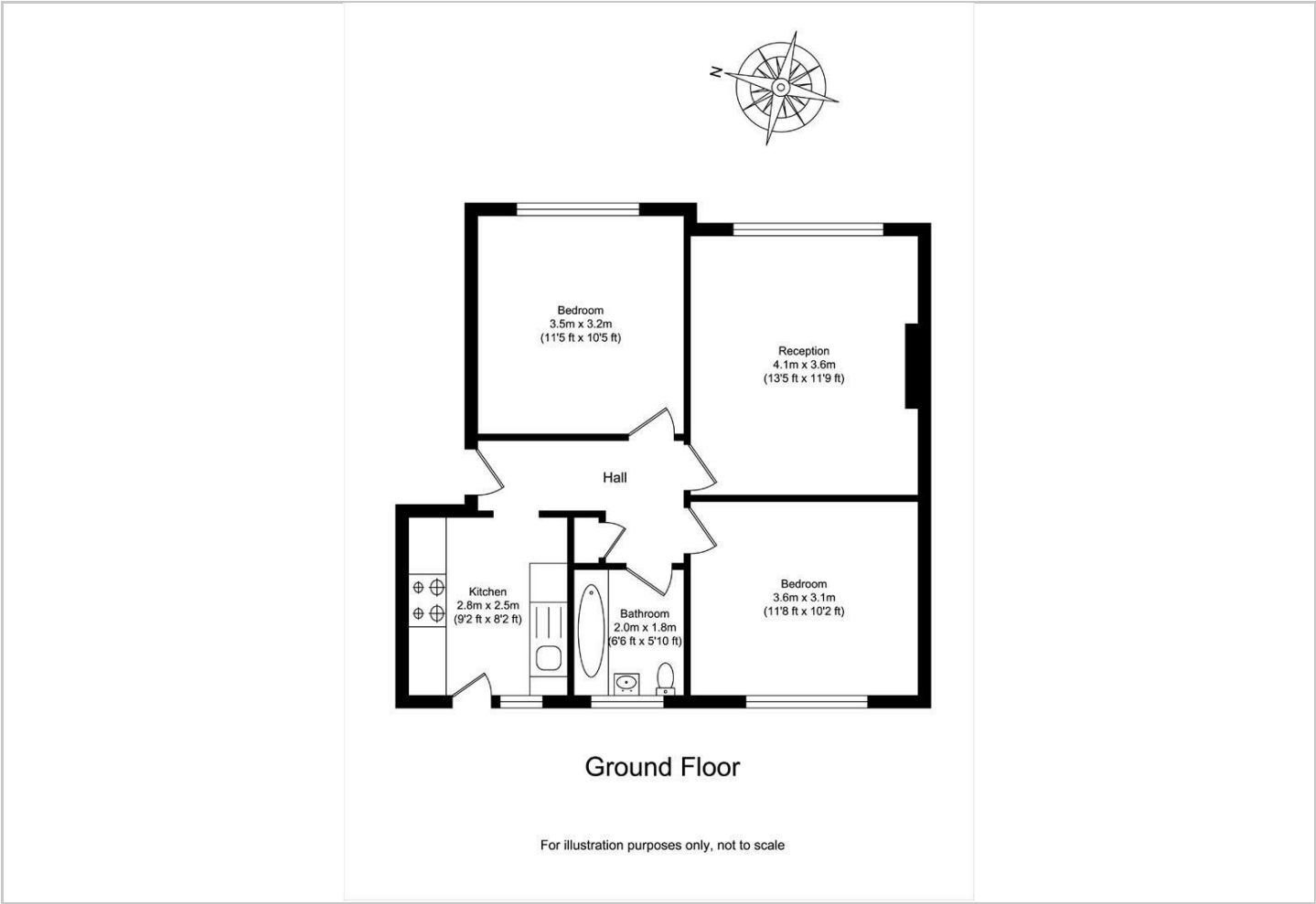
Hybrid Map



Terrain Map



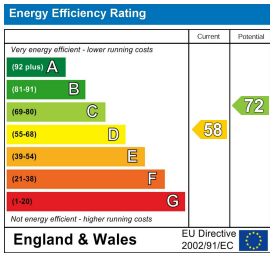
Floor Plan



Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.