The Mall, Ealing
W5
**Stunning Three Bedroom Maisonette near Ealing Broadway station**

Three Bedroom Maisonette | 0.2 Miles To Ealing Broadway Station | 28ft Reception Room | Ground and First Floor Duplex | Private Garden | Secure Private Garage | 1167 Square Feet | WC/Cloakroom | Well Presented

**Asking Price £835,000  Leasehold**

**Description**
An impressive duplex three bedroom garden maisonette positioned close to the heart of Ealing Broadway with 1167 square feet of internal accommodation. On the ground floor you enter into a spacious hallway with a WC/Cloakroom which accesses the impressive 28ft combined reception and dining area, whilst there are two entrances into the modern fitted kitchen which overlooks the private rear garden. Upstairs there are two double bedrooms both with a range of fitted wardrobes, a single bedroom and a modern family size three piece bathroom suite.

**Outside**

Front: Lawned landscaped and well-kept front area with a segment belonging to the property just outside the front reception room window.

Rear: 19'8" x 16'1" private rear garden which is accessed from the kitchen door and a rear pathway at the end of the garden. Mainly patioed with flower borders.

Garage: 16'7" x 9'4" private garage in a block at the rear of the development which is secured by electric gates and accessed via Hamilton Road.

Parking: A private road is located in front of the property allowing residents only to park.

**Location**
Mall Court runs parallel to The Mall and close to the open spaces of Ealing Common. Well located to take advantage of the excellent nearby transport links. Ealing Common station is 0.5 miles away and has the District and Piccadilly Lines into Central London. North Ealing, also on the Piccadilly Line, is 0.6 miles away and Ealing’s shopping centre, Ealing Broadway is just 0.2 miles and benefits from the Central and District lines as well as the Overground to Paddington. Ealing Broadway station will improve further with the pending Crossrail network due in 2020/2021. By car, the property is near to the Uxbridge Road and the North Circular Road (A406) which enables easy access to the A40 and A4/M4

**Additional Information**
The lease was granted on the 29th of September 1994 for a term of 225 years.

We have been informed by the vendor that the ground rent is £100 per quarter and the service charge including the building insurance is approximately £1400 per year.

**Energy Efficiency Rating**

![Energy Efficiency Rating](image)
FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Ground Floor

Garden
6.00 x 4.89
19'10" x 16'
(Approx)

Reception / Dining Room
8.69 x 3.97
28'6" x 13'

Kitchen
3.34 x 3.05
10'11" x 10'

Garage
4.97 x 2.84
16'4" x 9'

(Not Shown In Actual Location / Orientation)

First Floor

Bedroom 1
4.20 x 4.03
13'9" x 13'

Bedroom 2
4.42 x 3.95
14'6" x 13'

Bedroom 3
3.21 x 1.84
10'6" x 6'

Garden Extends To
6.92 (22')
(Approx)

Surveyed and drawn in accordance with the International Property Measurement Standards
(IPMS 2: Residential)
fourwalls-group.com 235878

Approximate Area
Ground Floor = 54.3 sq m / 584 sq ft
First Floor = 54.2 sq m / 583 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 122.6 sq m / 1319 sq ft
Including Limited Use Area
(1.4 sq m / 15 sq ft)