



North Common Road, Ealing, W5 2QA
Guide Price £849,950

DBK
ESTATE AGENTS



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This CHAIN FREE beautifully appointed first floor apartment offers an impressive blend of space, style and versatility, perfectly positioned in one of Ealing's most sought-after locations with a SHARE OF FREEHOLD and 975 years lease.

Extending to approximately 1,256 sq.ft, the property features three well-proportioned bedrooms along with a self-contained studio apartment, ideal for guests, staff accommodation or generating additional income.

A bright and elegant reception room provides an inviting space for relaxation and entertaining, complemented by a modern fitted kitchen finished to a high standard. The chic family bathroom adds a touch of luxury, and the property benefits further from valuable loft space and ample built-in storage throughout. Set within attractively landscaped communal gardens, residents also enjoy convenient parking.

The location is exceptional, just moments from Ealing Broadway's vast array of shops, restaurants and amenities. Ealing Broadway Station is a mere 0.2 miles away, offering rapid transport links via the Elizabeth Line and Central & District Lines, while Ealing Common Station is just 0.4 miles from the property. Local reputable schools include Blooming Tree Primary School, Ada Lovelace Church of England High School and The Ellen Wilkinson School for Girls, all scoring OUTSTANDING by OFSTED. For motorists, the A40, A406 and M4 can be found within a short drive.



Key Features

- **Chain Free First Floor Apartment with Share of Freehold + 975 Years Lease**
- **Three Bedrooms + Studio Apartment**
 - Circa 1,256 Sq.ft
 - Reception Room
 - Modern Fitted Kitchen
 - Chic Family Bathroom
 - Loft Space + Ample Storage
- **Residents Parking + Communal Landscaped Gardens**
- **Moments Walk from Ealing Broadway Shopping Centre**
- **Ealing Broadway Station 0.2 miles + Ealing Common Station 0.4 miles**



Lease

New 975 years lease to be granted

Service Charge

Approx. £1,200.00 per annum

Ground Rent

£400.00 per annum

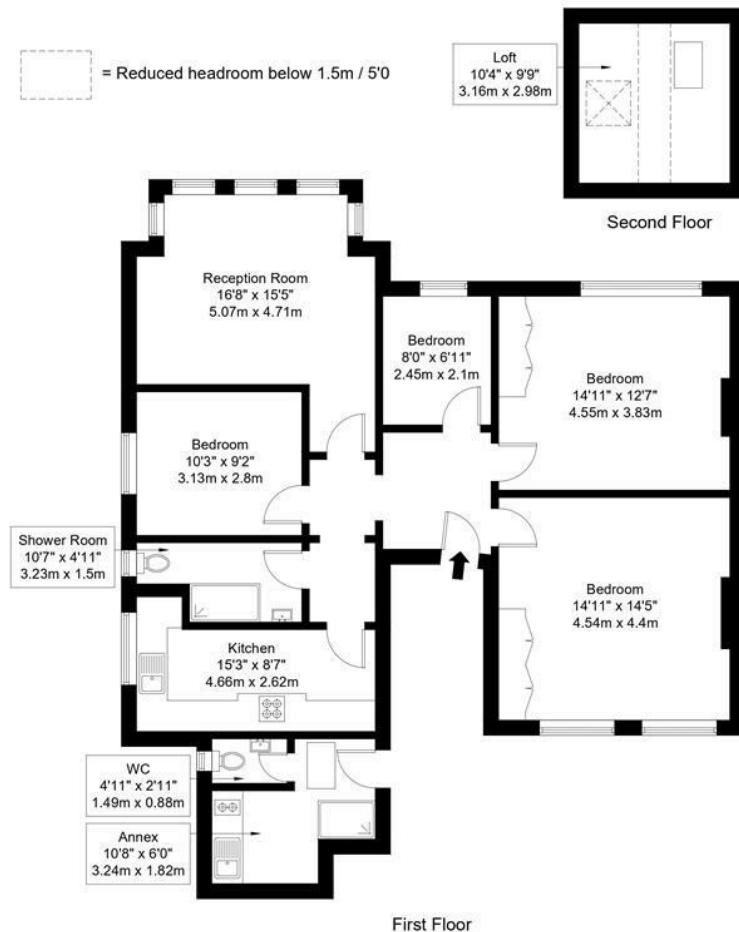


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Approx Gross Internal Area = 108.9 sq m / 1172 sq ft

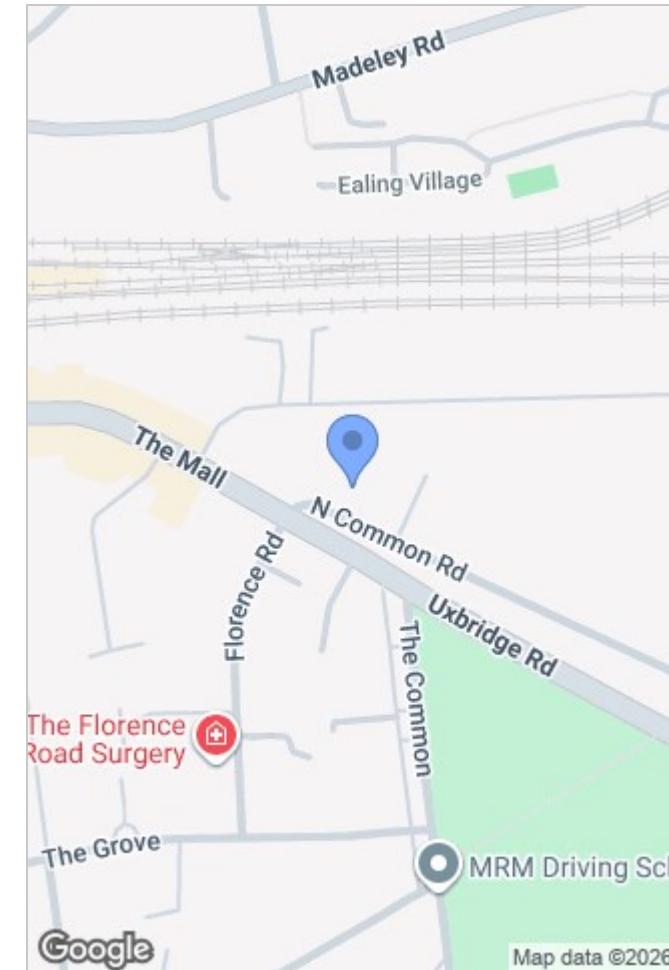
Restricted head height = 7.8 sq m / 84 sq ft

Total = 116.7 sq m / 1256 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			