



Westgate House, West Gate, London, W5 1BF

£350,000

A ONE BEDROOM 2ND FLOOR APARTMENT FOR SALE LOCATED IN 'GALLIARD HOMES' LUXURY LONDON DEVELOPMENT IN W5.

The 481 square feet of space comprises a bright reception room with floor to ceiling windows overlooking the front gardens, a fully fitted luxury kitchen set within an alcove off the lounge, a double bedroom with floor to ceiling windows and built in wardrobes and a luxury shower room. The apartment enjoys electric heating and comfort cooling.

Residents of Westgate house benefit from the luxury atrium where the 24 hour concierge is based, a fully equipped gym and sauna/steam room. Further benefits include a residents terrace lounge and screening room

5 minute walk to Hanger lane station (Central Line) zone 3 and a 9 minute walk to Ealing Broadway station, shopping center and bars/restaurants

GROUND RENT £390 PA / SERVICE CHARGE £3174 LEASE 996 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- | | | |
|---------------------|-------------------|--------------------------|
| • WESTGATE HOUSE | • EALING W5 | • 1 BEDROOM |
| • 2ND FLOOR | • FURNISHED | • 24 HR CONCIERGE |
| • GYM, CINEMA & SPA | • CLOSE TO EALING | • 5 MINS TO CENTRAL LINE |

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RECEPTION ROOM



SPA



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



KITCHEN

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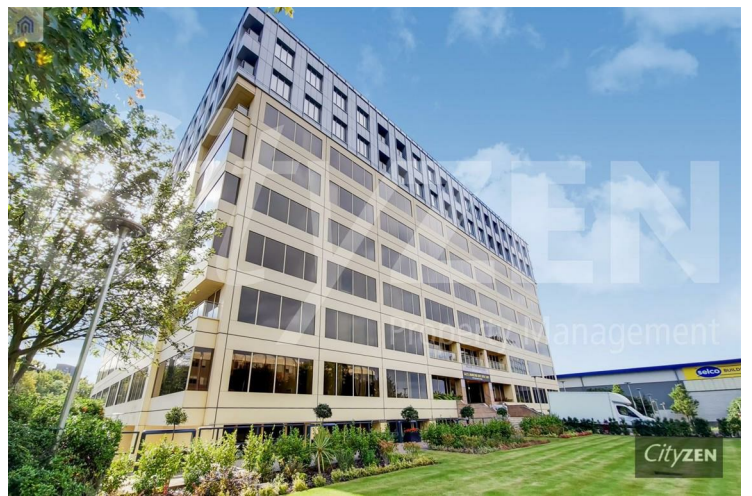
BEDROOM



SHOWER ROOM



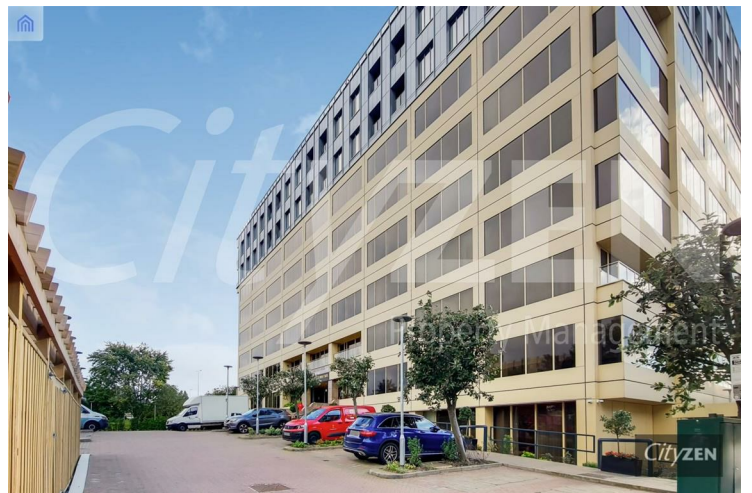
BEDROOM



WESTGATE HOUSE



BEDROOM



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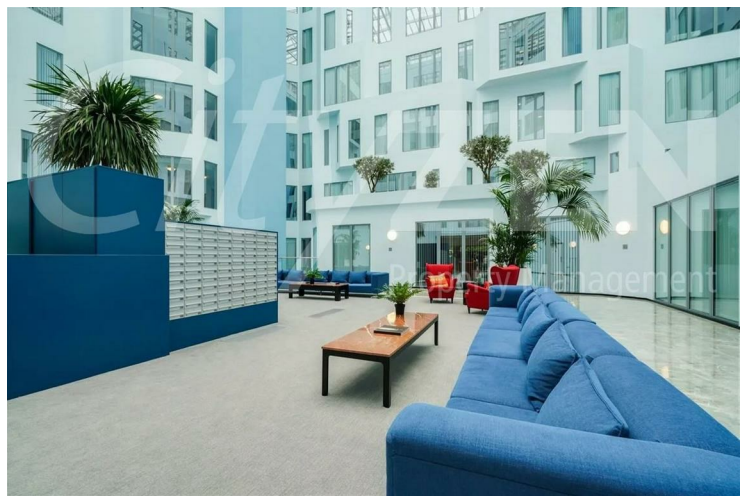
RESIDENTS GYM



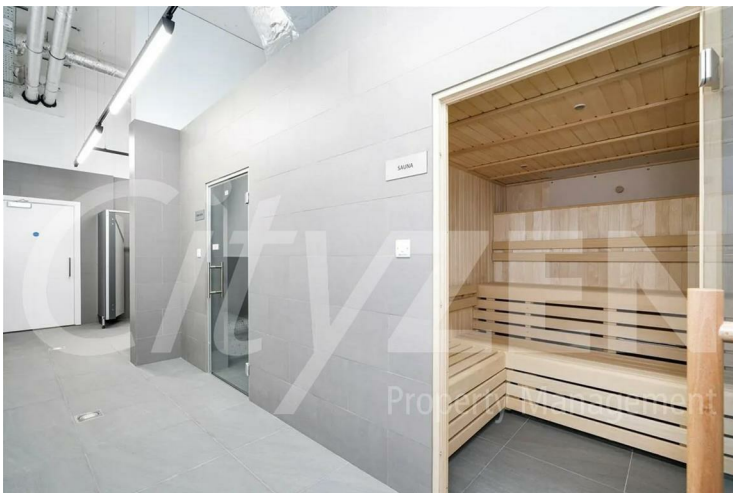
SAUNA



RESIDENTS CINEMA



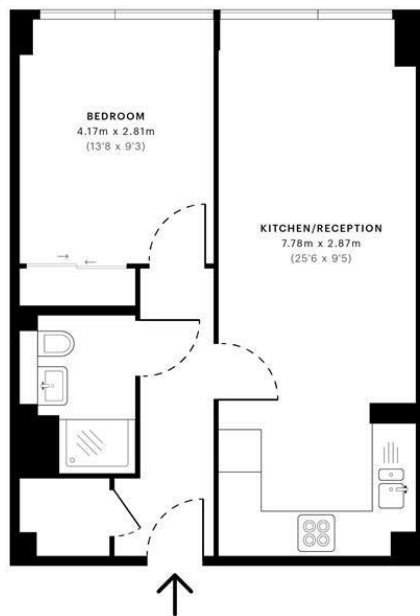
LOBBY



SPA



KITCHEN



GROSS INTERNAL AREA (GIA)
The floorplan of this property
44.42 sqm / 478.13 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes landings, predicted head height
42.00 sqm / 452.08 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.23 sqm / 2.48 sqft

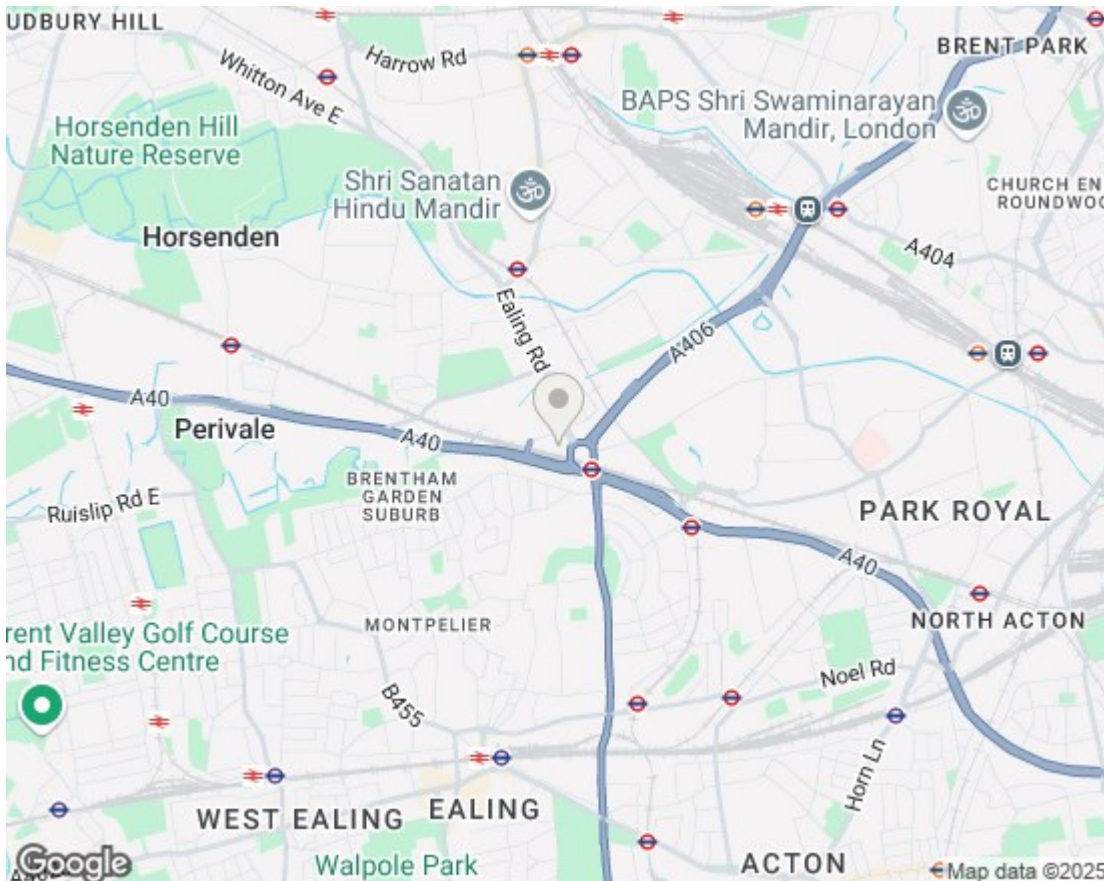


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.81 sqm / 482.33 sqft
IPMS 3C RESIDENTIAL 43.28 sqm / 465.86 sqft

WPC ID: 61682cc6917c1d0de073dc17

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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 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		
England & Wales EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.