



## 1 bed flat to buy in W13

Walpole Close, London, London, W13 9QG

**£205,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Immediate exchange of contracts available
- ✓ Being sold via 'Secure Sale'
- ✓ Own private entrance
- ✓ Studio apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A superbly presented ground floor studio apartment located on Walpole Close in Ealing. Spanning an efficient 336 square feet, this charming and well located flat is perfect for those seeking a modern and convenient living space.

This property is offered for sale chain-free, providing a straightforward purchasing process for prospective buyers. The property features a well-designed reception room that seamlessly integrates with the sleeping area, complete with a practical king size Murphy bed that allows for flexible use of space. The kitchen and bathroom have both been and are well appointed, ensuring comfort and functionality for everyday living. The property has its own private entrance and leads straight out to well kept communal gardens, perfect on a summer's evening. There is also a useful shed which could be used to store bikes.

One of the standout features of this apartment is its prime location. It is conveniently situated for easy access to Northfields, South Ealing (Piccadilly lines), and Ealing Broadway (Elizabeth, District, Central and Mainline) stations, making commuting a breeze. Additionally, you will find yourself just moments away from the beautiful gates of Lammas Park, offering a lovely green space for leisurely strolls or outdoor activities. Whether you are a first-time buyer, an investor, or someone looking for a pied-a-terre, this studio apartment presents an excellent opportunity to own a piece of London living in a desirable area.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 175

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,379.00

Price: Starting Bid £205,000

Property Type: Flat

Parking: On Street, Permit Parking

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

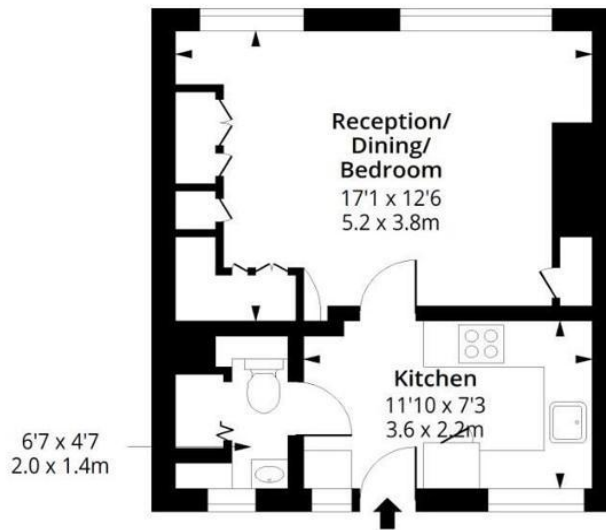
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Walpole Close W13

Approx. Gross Internal Area 336 Sq Ft - 31.21 Sq M



## Ground Floor

Floor Area 336 Sq Ft - 31.21 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 16/6/2026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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