

HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

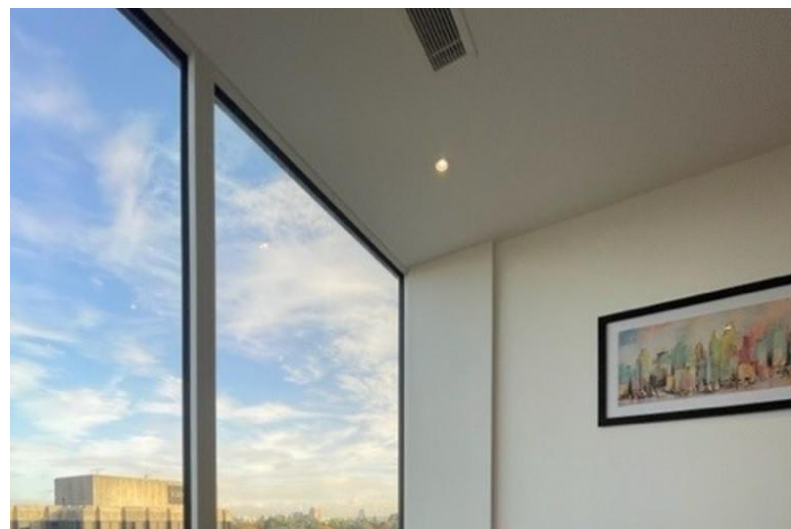
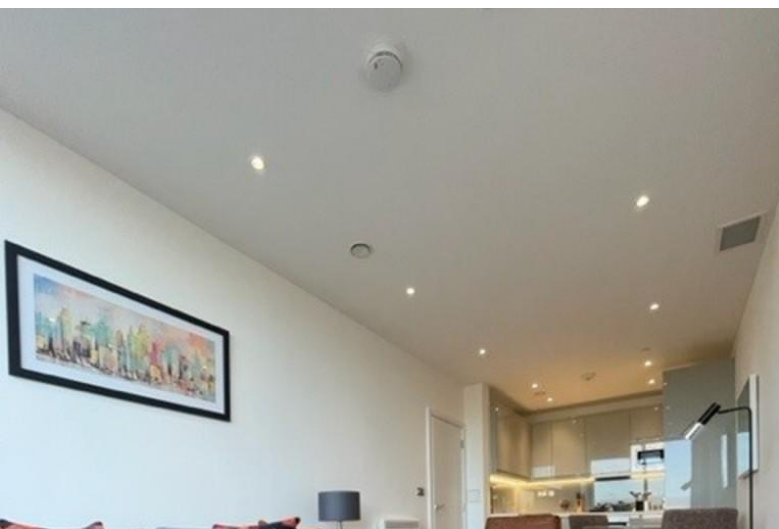
West Gate

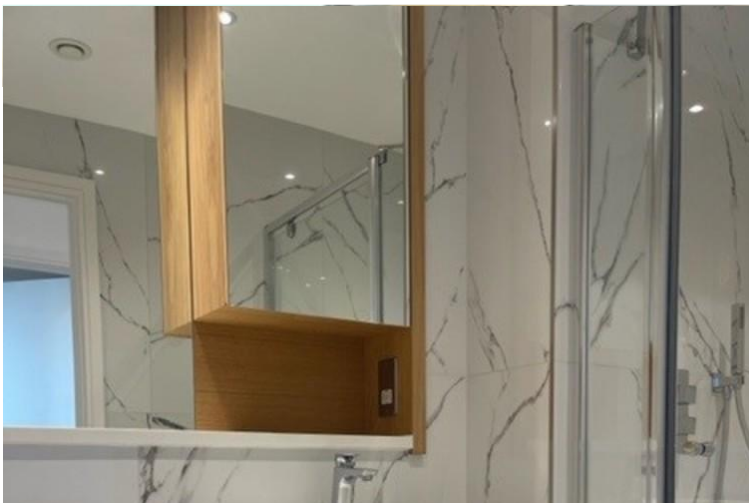
London W5 1BL

- One bed room
- Third floor
- 24 hour concierge
- Residents cinema, gym, sauna, and sky lounge

£375,000

EPC Rating '58'



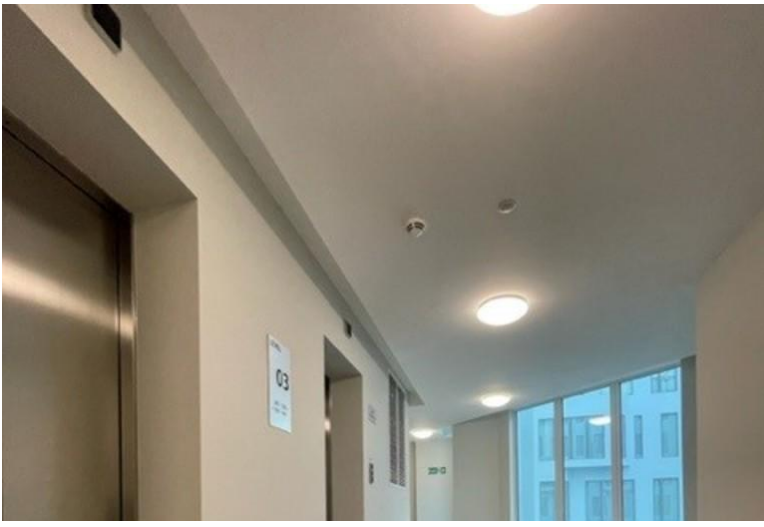


Property Description

A truly stunning ONE DOUBLE BEDROOM third floor flat situated within the highly sought after and newly converted development, Westgate House, Ealing. The property is conveniently located moments from Hanger Lane Underground station (Central line) and benefits from having excellent onsite facilities, exclusive to residents including cinema, gym, sauna, "sky lounge" and a 24 hour concierge.

Situated on the third floor and being outer facing, allows lots of natural light to flow through the entire property. All rooms are located off of the hallway. There is a large open plan living room with modern fitted kitchen (integrated appliances), an excellent sized double bedroom and a beautiful shower room, fully tiled from floor to ceiling.

The property is currently rented on a fixed term AST until November 2023 and is achieving an annual rental income of £20,400. We have been advised the lease is in excess of 100 years.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		