



# Lord Estates

Established 1978

## FITZROY HOUSE, W5 2JG



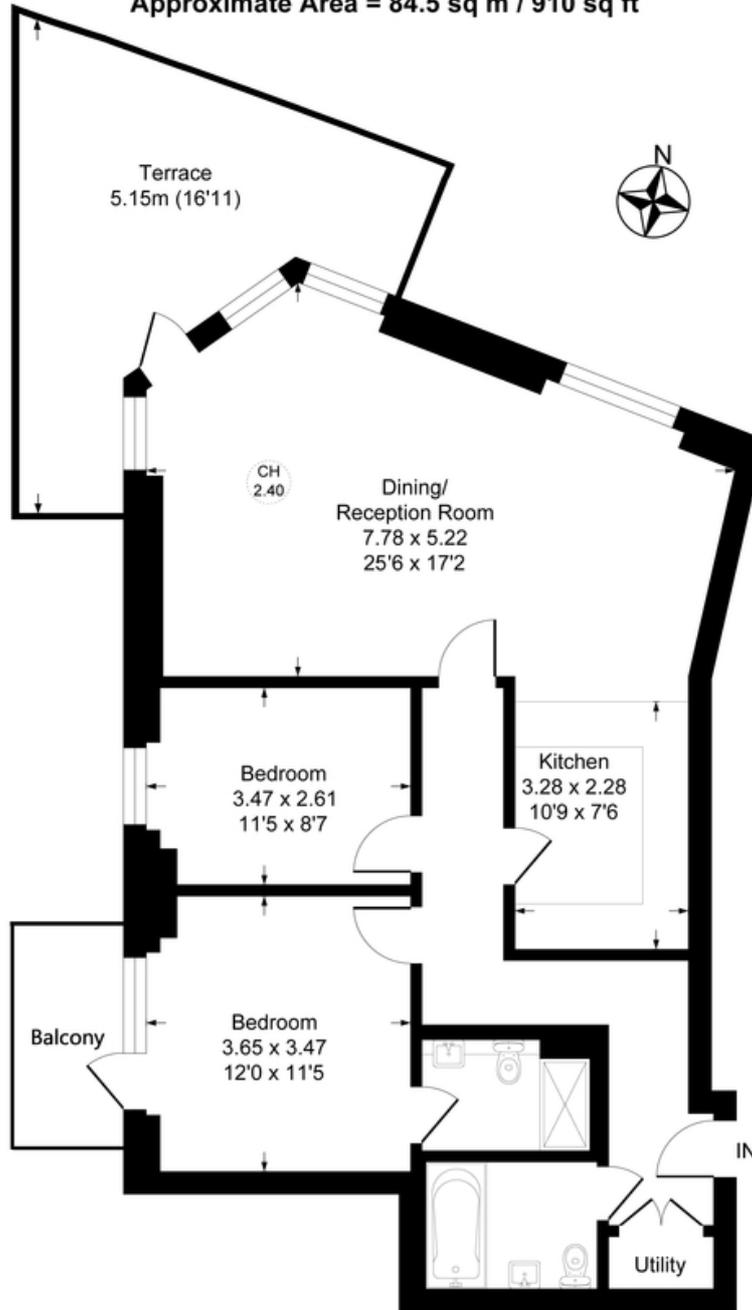
### £695,000

2 Bedrooms 2 Bathrooms Reception Room Open Plan Kitchen 2 Terraces Lift 24 hour Concierge This modern apartment comprises substantial living space and dual aspect terrace on the third floor of Fitzroy Apartments. Flooded with natural light, this two bedroom includes a spacious open plan living area with a semi open fully equipped kitchen, a master bedroom with En-suite, built-in cupboard & balcony, a generous second bedroom and a guest bathroom. The property is a short walk to Ealing Broadway (Central and District lines) underground and Overground station, which has direct services to Central London in less than 25 minutes. The development benefits from a 24-hour concierge, a residents' spa with gym and swimming pool. The local area of Ealing offers shopping amenities in the form of high-street shops and a shopping centre, while there are a selection of restaurants, cafes and open spaces to explore. Council Tax Band: E Local Author: Ealing Service Charge £6004 p.a. The property is offered with a lease expiring 29.10.2260



# Fitzroy House, W5

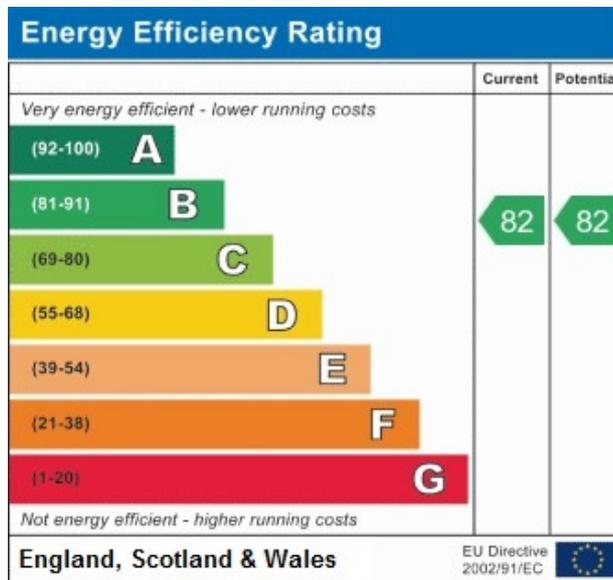
Approximate Area = 84.5 sq m / 910 sq ft



## Third Floor

Approximate Area = 84.5 sq m 910 sq ft

Surveyed and drawn in accordance with the international property measurements standards (IPMS 2, Residential) Not Drawn unless stated.  
Whilst every care is taken in the preparation of this plan, please check all the dimensions, shapes and compass before bearings before making any decisions reliant upon them.



## Terms and conditions

**Tenure:** Leasehold  
**Leasehold:** expiring 29/10/2260  
**Service charge:** £6004  
**Ground rent:** £300

### Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.