



Lord Estates

Established 1978

VISTA HOUSE, W5 2BX



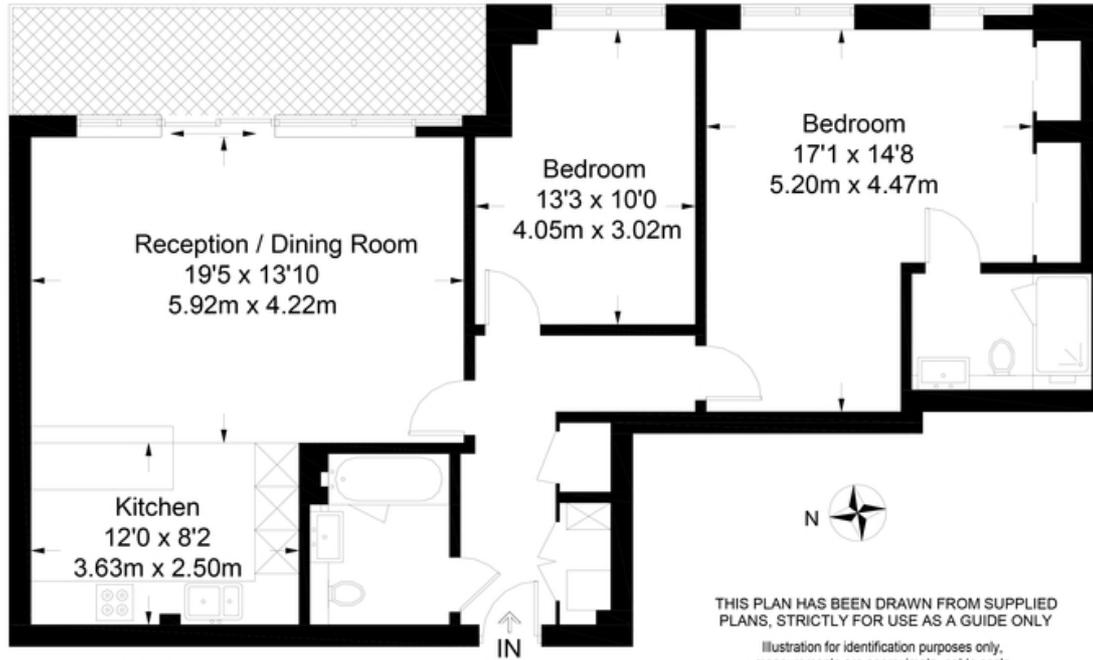
£1,100,000

A wonderful opportunity to get one of the best 2 bedroom apartments on 8th floor in Vista Apartments, within popular development Dickens Yard in close proximity to Ealing Broadway underground station. This property offers excellent layout, private terrace with amazing open views over Central London. It consists of 2 double bedrooms (1 en-suite), family bathroom, open plan reception and kitchen, and private balcony. Siemens appliances. Villeroy and Boch sanitary ware. Resident's spa with gym, pool, sauna, and steam room. Ealing Broadway underground and rail stations are only just a short walk away - they offer 24 minutes journeys to Heathrow, 12 minutes to Paddington and 30 minutes to the West End. Further benefits include 24 Hour Concierge, Crossrail transport connection. Gross Internal Area: 947 Sq Ft / 88.0 Sq M approx. Council Tax Band: E (Ealing) The property is offered with a lease expiring 09.10.2260



VISTA HOUSE

Approximate Gross Internal Area = 947 sq ft / 88.0 sq m



Eight Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms and conditions

Tenure: Leasehold
Leasehold: expiring 09/10/2260
Service charge: £5650
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.