



Westgate House, Hanger Lane

£275,000 Starting From Leasehold

1 Bedroom Apartment For Sale via Secure Sale online bidding. Terms & Condition apply.



Stunning Bedroom

1
Apartment

Discover the epitome of contemporary urban living with this exquisite 1-bedroom apartment perched on the 4th floor of the sleek Westgate House. This modern marvel offers more than just a residence; it promises a lifestyle of unparalleled convenience and luxury.

From the moment you step into the building, the 24-hour concierge welcomes you to a world of amenities. Indulge in relaxation at the sauna and steam room, sculpt your physique in the well-equipped gym, or immerse yourself in cinematic experiences within the exclusive cinema room.

Situated in a discreet development, this property defines prime real estate. Ideal as a starter home or a savvy investment, its strategic location within a 5-minute walk from Hanger Lane Station (Central line) makes it a coveted choice for both investors and professionals seeking seamless connectivity.

Step into the apartment's embrace, and a modern open-plan living space unfolds. The kitchen, adorned with granite countertops, seamlessly integrates state-of-the-art appliances such as a dishwasher and a fridge-freezer. Abundant cupboard space ensures practicality, while the utility cupboard, housing a washer/dryer and additional storage, adds a touch of functional elegance.

The generously proportioned double bedroom boasts a fully fitted wardrobe, providing a haven of organization. The fully tiled shower room exudes sophistication and practicality.

Priced to enthrall in an online auction, early viewing is advised to secure this gem of a property.

Location becomes a privilege as Westgate House places you within a 10-minute radius of West London's finest offerings. Immerse yourself in Ealing Broadway's local shopping, with two nearby stations (Central and Piccadilly lines) facilitating easy exploration. A short train ride unveils the splendors of Westfield Shopping Centre in White City, while renowned establishments like Ikea, Park Royal Complex, Sainsbury's Superstore, and PureGym become your neighborhood companions. Sports enthusiasts revel in the proximity to the iconic Wembley Stadium.



- ◆ Apartment
- ◆ 1 Reception
- ◆ Energy Rating : D
- ◆ Gas Central Heating
- ◆ Sold via Secure Sale
- ◆ Access to Residents Gym, Sauna Room
- ◆ 1 Bed
- ◆ 1 Bathroom
- ◆ Council Tax Band D
- ◆ Immediate exchange of contracts available
- ◆ 24 Hour Concierge
- ◆ Gifts



HOMESOURCE



HOMESEARCH





HOMESEARCH



HOMESEARCH



HOMESARCH



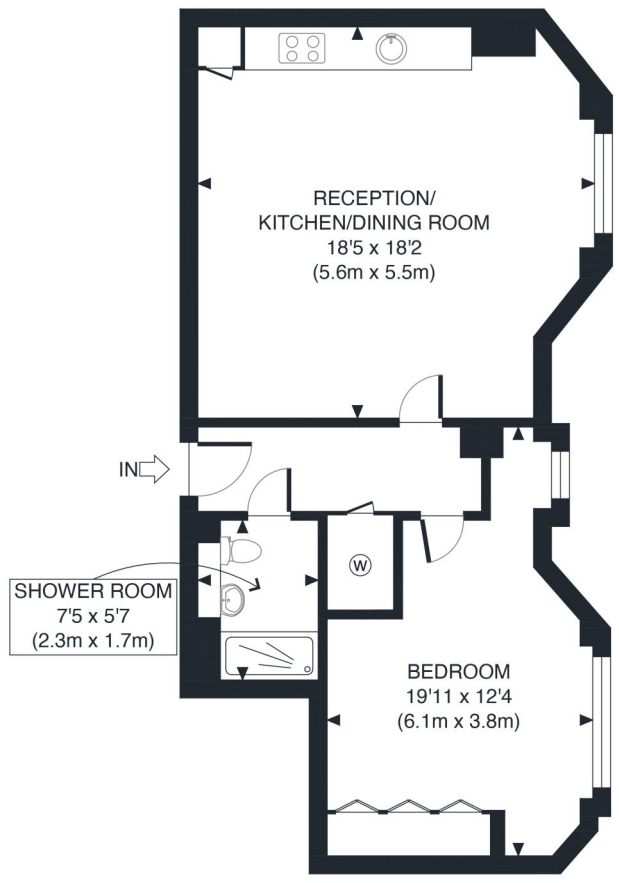
HOMESEARCH



HOMESEARCH



HOMESEARCH



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 614 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Westgate House

date 25/09/23



Energy Performance Certificate

Certificate Number : 2659-7232-5110-5379-5296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63	63
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2659-7232-5110-5379-5296>



HOMESearch

88 South Ealing Road, Ealing
London, W5 4QB

telephone : 0208 560 0125

email : info@homesearchsales.co.uk

www.homesearchsales.co.uk

GENERAL DISCLAIMER. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there are any points of particular importance to you, we will be pleased to check the information for you. The measurements quoted are approximate. You must verify these dimensions carefully before ordering any items for the property. Please note we have not tested the services, appliances, fixture or fittings, and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These particulars are issued in good faith, but do not constitute a contract or part of a contract.