

## 5 Eaton Mews

Guide Price £525,000  
(other fees apply)



*It can only be Audley.*





This well presented apartment, occupying the second floor of Eaton Mews, benefits from a bright and airy dual aspect that enjoys appealing views towards Inglewood grounds and beyond. The property includes a modern Siematic fitted kitchen with integrated appliances, a south facing living room with Juliet Balcony and there are two double bedrooms, with the main bedroom comprising double built-in wardrobes and en suite shower room. Furthermore, there is a separate bathroom and other features include a fitted fireplace surround and built in shelving units within the living room.

### Key Features

- Well presented apartment
- South facing Juliet Balcony overlooking countryside
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Two double bedrooms including en suite shower room
- Separate Bathroom
- Lift access

### Fees

Monthly management fee £1055.43

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £77.96

Council Tax Band: F

**Tenure:** Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.36 X 5.24	17'6" x 17'2"
Kitchen	3.87 X 2.56	12'7" x 8'4"
Main Bedroom	3.96 X 3.86	13' x 12'7"
Bedroom two	3.96 X 2.63	13' x 8'7"
Total square footage		1012



Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



