



Vale Court, Ealing Road, Brentford, TW8 0LN

Welcome to

Vale Court Ealing Road, BRENTFORD

A beautifully kept two bedroom / two-bathroom apartment with parking, set within an elegant low-rise building on Ealing Road - part of the exclusive West Side collection by Bellway Homes.

This home feels calm, elevated and contemporary. The living space flows out onto a private balcony, perfect for morning coffee. Both bedrooms are generous, the bathrooms are stylish and modern, and the entire property has been kept in lovely condition.

Transport is effortless - Brentford Mainline (approx. 0.4 miles) gives you fast access into Waterloo, and South Ealing (Piccadilly Line, approx. 1.2 miles) brings the West End and Heathrow firmly within reach.

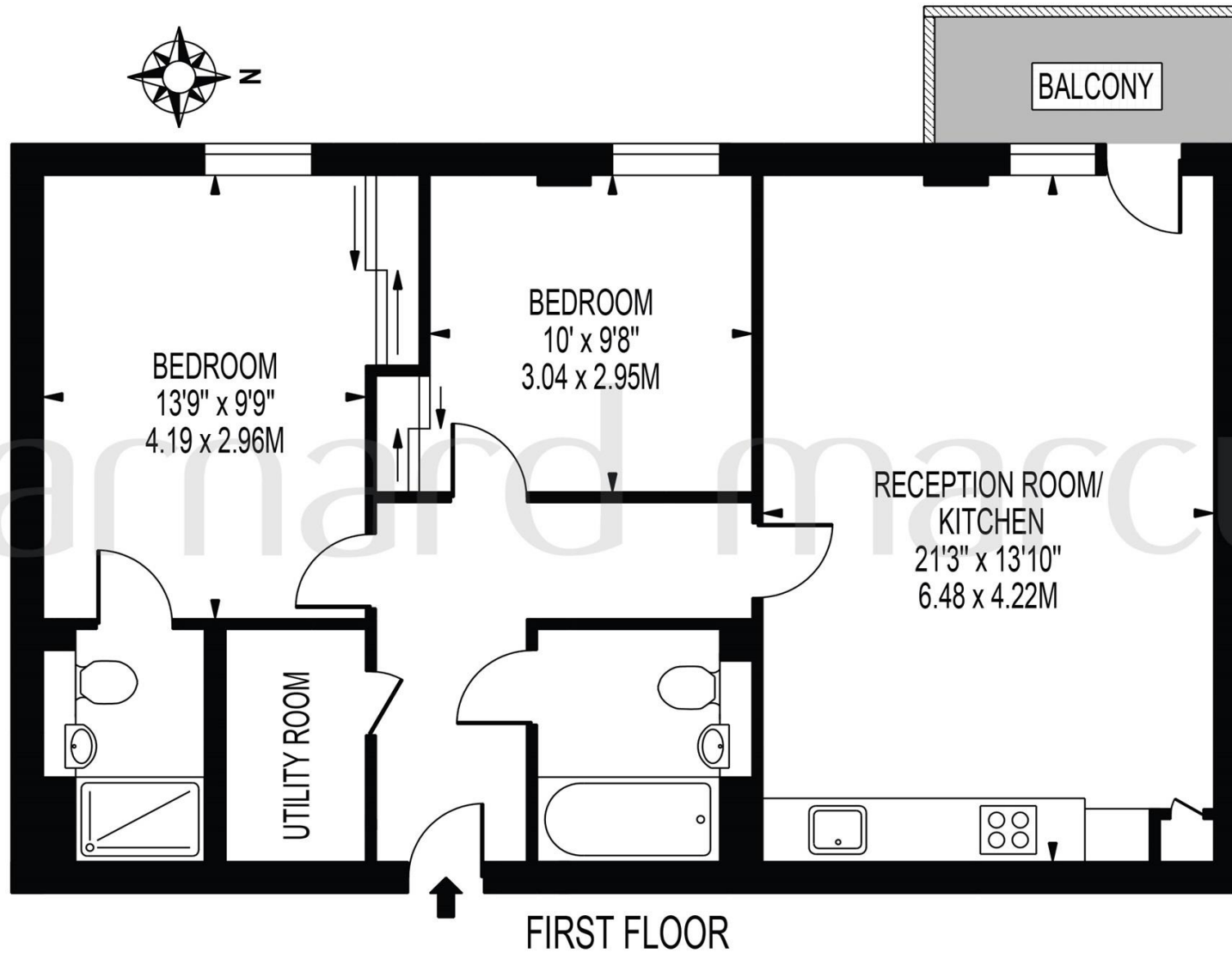
This is a neighbourhood where everything is at your fingertips: the riverside, green parks, coffee spots, gyms, local restaurants - and the wider Brentford regeneration continues to elevate the area year on year.

This is a home to simply move into and enjoy - modern, easy luxury with the convenience of West London on your doorstep.



VALE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 757 SQ FT - 70.32 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Vale Court Ealing Road, BRENTFORD

- two well-proportioned bedrooms
- two contemporary bathrooms (including one en-suite)
- a bright open-plan kitchen / living space
- private balcony
- on-site parking

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D

Service Charge: 2916.00

Ground Rent: 610.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£499,999



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CSW106291



Property Ref:
CSW106291 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8995 2345



Chiswick@barnardmarcus.co.uk



87-89 Chiswick High Road, Chiswick, LONDON,
W4 2EF



barnardmarcus.co.uk