



Churchfield Road, London, W13 9NG

welcome to
Churchfield Road, London

This stylish, first floor flat, with a stunning internal condition throughout, is located on a quiet and beautiful leafy residential road. The property offers a generous reception room with fireplace and built-in shelving, a separate, modern kitchen with fully integrated appliances, a main double bedroom with an en-suite bathroom, a second double bedroom with built-in wardrobes and again with an en-suite bathroom. Other benefits include a useful storage cupboard, a share of the freehold, an immaculate communal garden, abundance of natural light, high ceilings and period charm throughout.

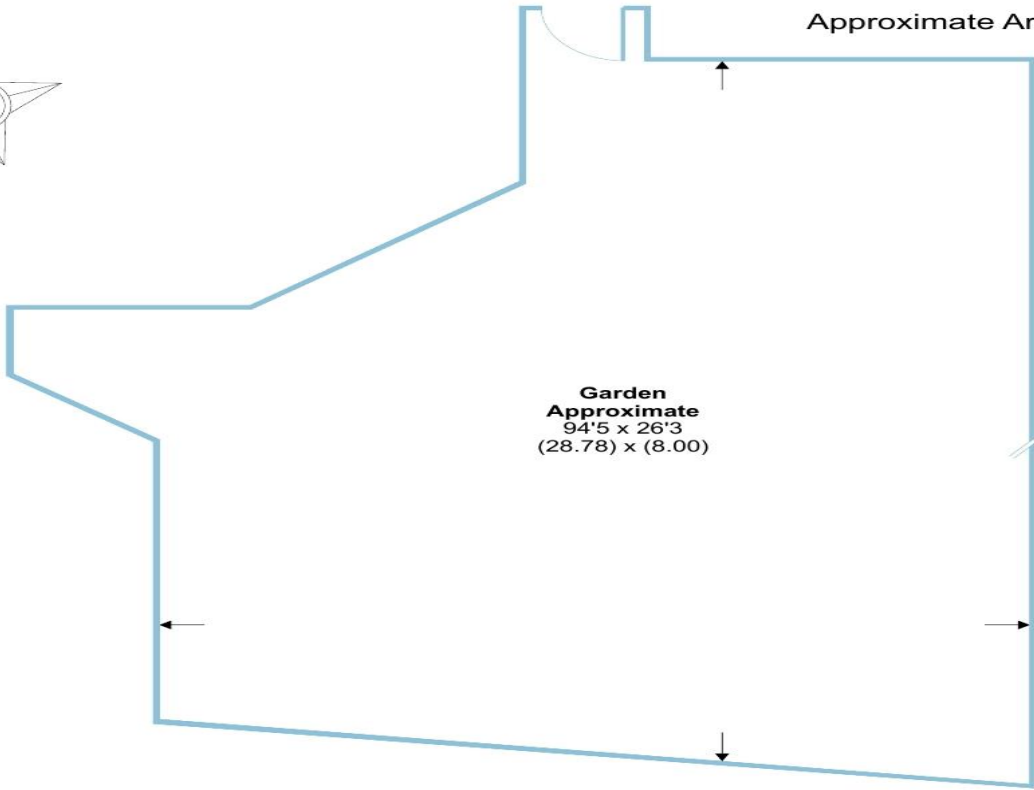
The property is a short walk to a variety of transport links including bus stop links, the West Ealing & Northfields tube stations (Piccadilly line, Great Western & new Elizabeth line), and the Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house, a good selection of renowned private and state schools and the local nearby parks such as, Walpole Park and Lammas Park. The A40 and North Circular are also easily accessible.



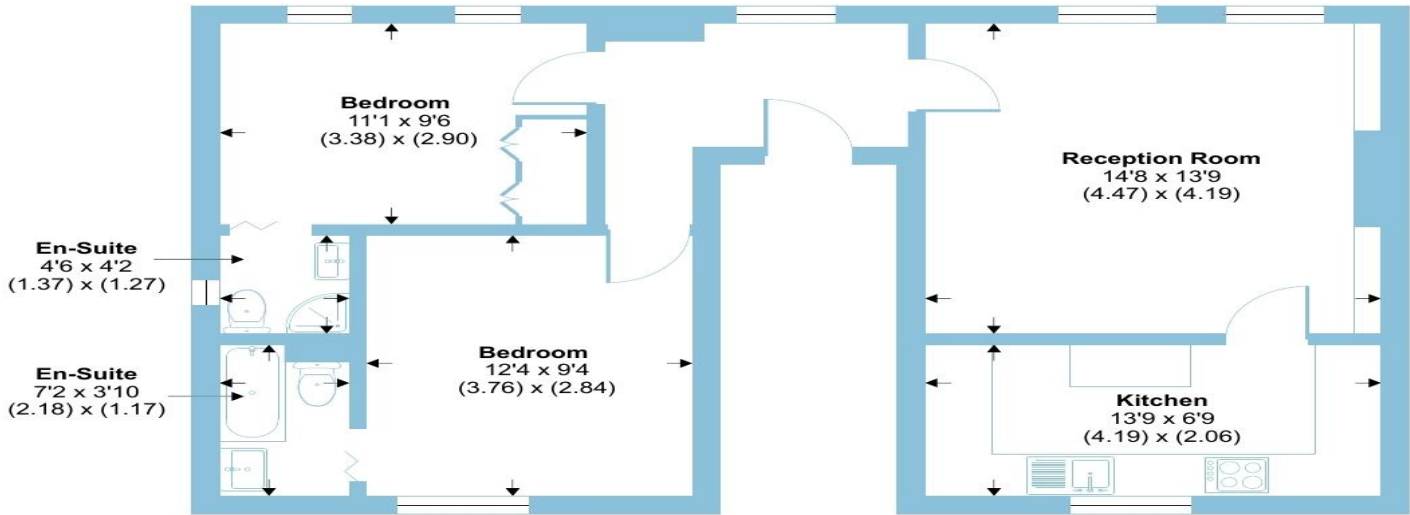
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Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



Garden
Approximate
94'5 x 26'3
(28.78) x (8.00)



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Barnard Marcus. REF: 1013842



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Churchfield Road, London

- Two double bedrooms
- Two bathrooms
- Well-kept west facing communal garden
- Period features
- Stylish internal condition
- Share of Freehold

Tenure: Leasehold EPC Rating: C

£650,000

This immaculate, first floor flat in Ealing offers two bedrooms, two bathrooms, share of freehold and a West facing communal garden. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108629

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
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