



Westways, Hamilton Road, London, W5 2EE

welcome to

Westways, Hamilton Road, London

This second floor flat is set within a purpose built building, in a perfect location on one of Ealing's sought after residential roads. The property offers a spacious, bright & airy reception/dining room with large windows creating natural internal lighting, a separate kitchen & eat-in-breakfast room, two good sized double bedrooms and a family bathroom. Other benefits include built-in wardrobes, two useful hallway storage cupboards, a well-kept rear resident's communal garden, off street parking, a private garage, a share of freehold and no onward chain.

The property is moments away from a variety of transport links including bus stop links and the Ealing Broadway train station (Central line, District line, Great Western & new Elizabeth line), the high street local amenities including 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 Ealing Common, Walpole and Gunnersbury Park.



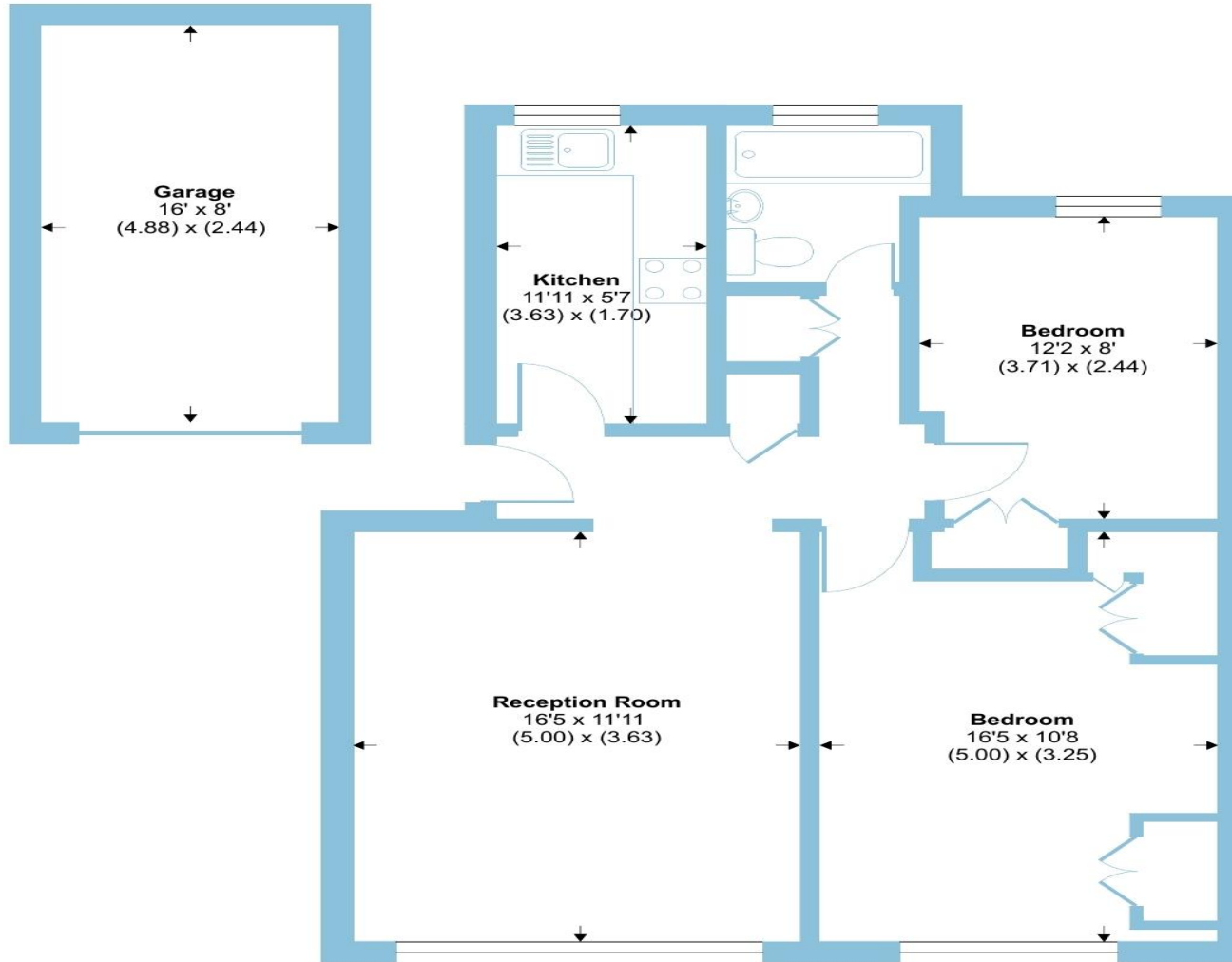
Hamilton Road, W5

Approximate Area = 669 sq ft / 62.2 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 797 sq ft / 74 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Barnard Marcus. REF: 1018864



welcome to

Westways, Hamilton Road, London

- Second floor purpose built flat
- Two double bedrooms
- Private garage
- Residents communal rear garden
- Heart of Ealing
- Excellent transport links including the Elizabeth Line
- No onward chain
- Share of freehold

Tenure: Leasehold EPC Rating: C

£625,000

This second floor purpose built two double bedroom flat, situated on Hamilton Road in Ealing, offers the perfect location for Ealing Broadway's amenities and transport links. Please call the Ealing branch for more information and to arrange a viewing!



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL106704](https://www.barnardmarcus.co.uk/Property/EAL106704)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:
EAL106704 - 0004

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