



**Windmill Road, London, W5 4DL**



**welcome to**

## **Windmill Road, London**

This well-presented, spacious first & second floor conversation split level flat in Ealing offers great location and great internal space. On the first floor the property offers a front reception room with two windows, a separate kitchen room, two double bedrooms and a bathroom. Whilst the second floor offers a third double bedroom with a built in cupboard and an en-suite bathroom. Other benefits includes dual eaves storage, allocated off street parking space, double glazing throughout, a share of freehold and no onward chain.

The property is within an easy, short walk to a variety of transport links including the E2 & E3 bus routes, Northfields & Boston Manor tube station (Piccadilly line), Brentford overground train station (South Western rail), Northfields High Street amenities, local pubs, cafes, restaurants and boutique retail shops. Ealing Broadway is also easily accessible, offering a popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house and a good selection local schools.



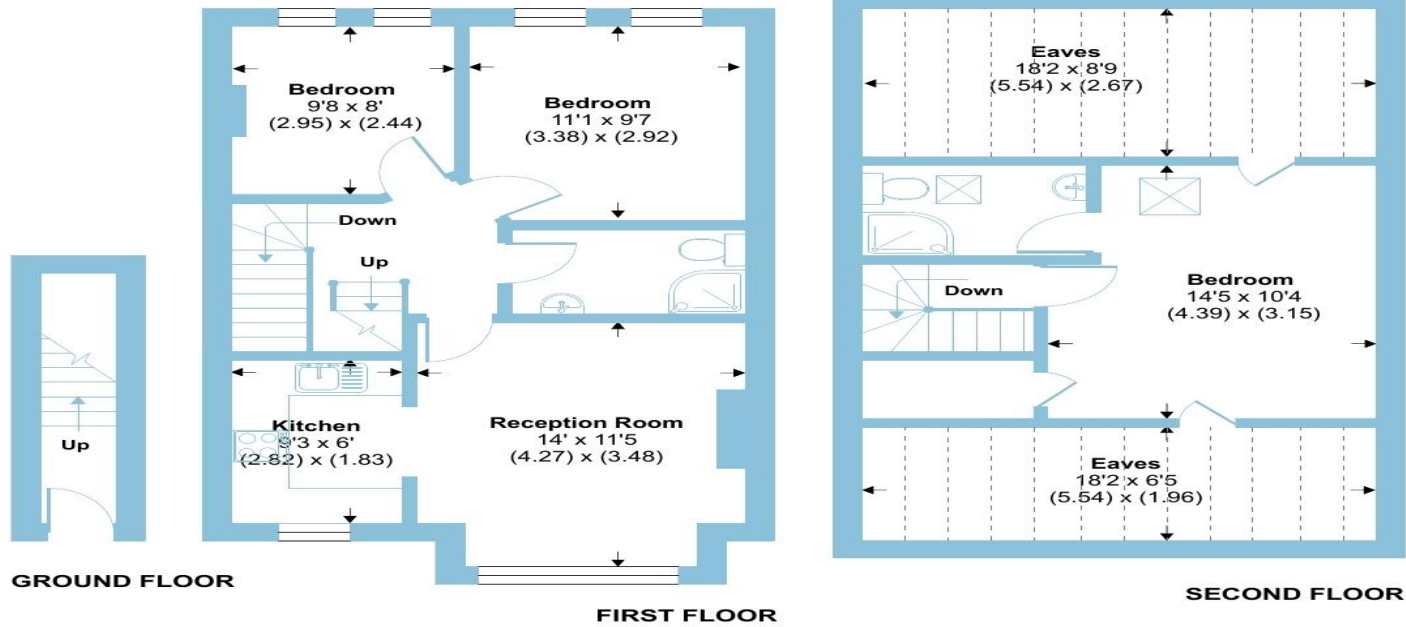
# Windmill Road, London, W5

Approximate Area = 850 sq ft / 78.9 sq m  
Limited Use Area(s) = 269 sq ft / 24.9 sq m  
Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2022. Produced for Barnard Marcus. REF: 1064514



welcome to

## Windmill Road, London

- First & second floor, period conversion flat
- Three double bedrooms & two bathrooms
- Allocated off street parking
- Circa 850 sq.ft of living space + additional
- Share of freehold
- No onward chain

Tenure: Leasehold EPC Rating: C

offers in excess of

**£500,000**

This generous, split level conversion flat, offers three double bedrooms, two bathrooms, off street parking and a share of freehold. Please call the Ealing branch today 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/EAL108394](https://barnardmarcus.co.uk/Property/EAL108394)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1986. 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:  
EAL108394 - 0002

  
barnard marcus



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