



Valley House, Manor Road, London, W13 0EW

welcome to

Valley House, Manor Road, London

This well-presented, spacious, newly built, fourth floor apartment is set within a secure, gated development located in the heart of West Ealing, offering great space with circa 900 sq.ft of internal space and the perfect location for local schools & transport links. The property offers a generous, bright & airy open-plan, modern kitchen and living room with integrated appliances and direct access to the private balcony with urban views, a main double bedroom with a built-in wardrobe, a second double bedroom with an en-suite modern bathroom and a second contemporary family bathroom. Other benefits include useful hallway storage cupboards - one of which has been set up cleverly for the washing machine, shelving and built-in air drying system, video phone entry system, each apartment has its own HRV air filter system, both bedrooms offer floor to ceiling windows, resident's roof terrace with 360° views of London, a secure residents' cycle storage and Drayton Green park is right outside the development which is great for green views from the balcony and summer walks.

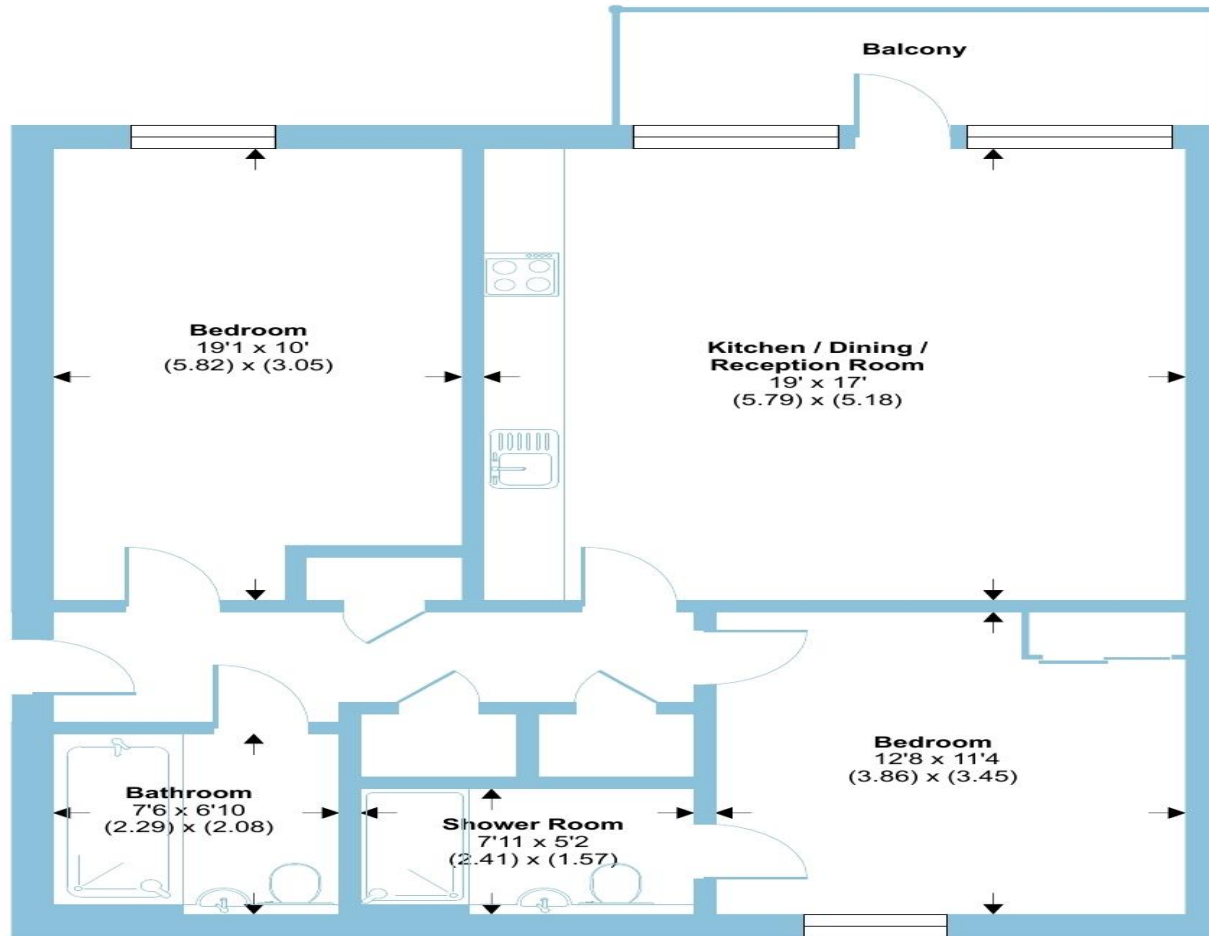
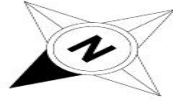
The property is within a short walk of a variety of transport links including the E1, E3 & 207 bus routes, West Ealing overground train station (Great Western Rail & Elizabeth line), West Ealing's local amenities including Waitrose. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house and a good selection of sought after private and state schools.



Manor Road, London, W13

Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Barnard Marcus. REF: 1062788



welcome to

Valley House, Manor Road, London

- Fourth floor, modern, spacious apartment, offering circa 900 sq.ft of living space
- Two double bedrooms & two bathrooms
- Two useful hallway storage cupboards
- Private balcony with urban views
- Large residents' roof terrace with 360° views of London
- Moments away from transport links including the Elizabeth line & Great Western Rail
- Excellent local nearby primary and high schools

Tenure: Leasehold EPC Rating: B

offers in excess of

£600,000

This modern, well-presented, fourth floor, spacious apartment in West Ealing offers circa 900 sq.ft of living space, two double bedrooms, two bathrooms, large reception/kitchen room and a private balcony. 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/EAL108797

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2015. 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:
EAL108797 - 0001


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