



**Welsby Court, Eaton Rise, London, W5 2EX**



**welcome to**

## **Welsby Court, Eaton Rise, London**

This generous, ground floor flat set within a purpose built building, situated on one of Ealing's most desired, sought after roads offers great space and the perfect location. The property offers a larger than average entrance hall, a 25' reception & dining room with access to the private patio, a separate kitchen, three good sized bedrooms and a family bathroom. Other benefits include an extra WC, hallway storage cupboard, a share of freehold, well-kept residents' communal garden and no onward chain.

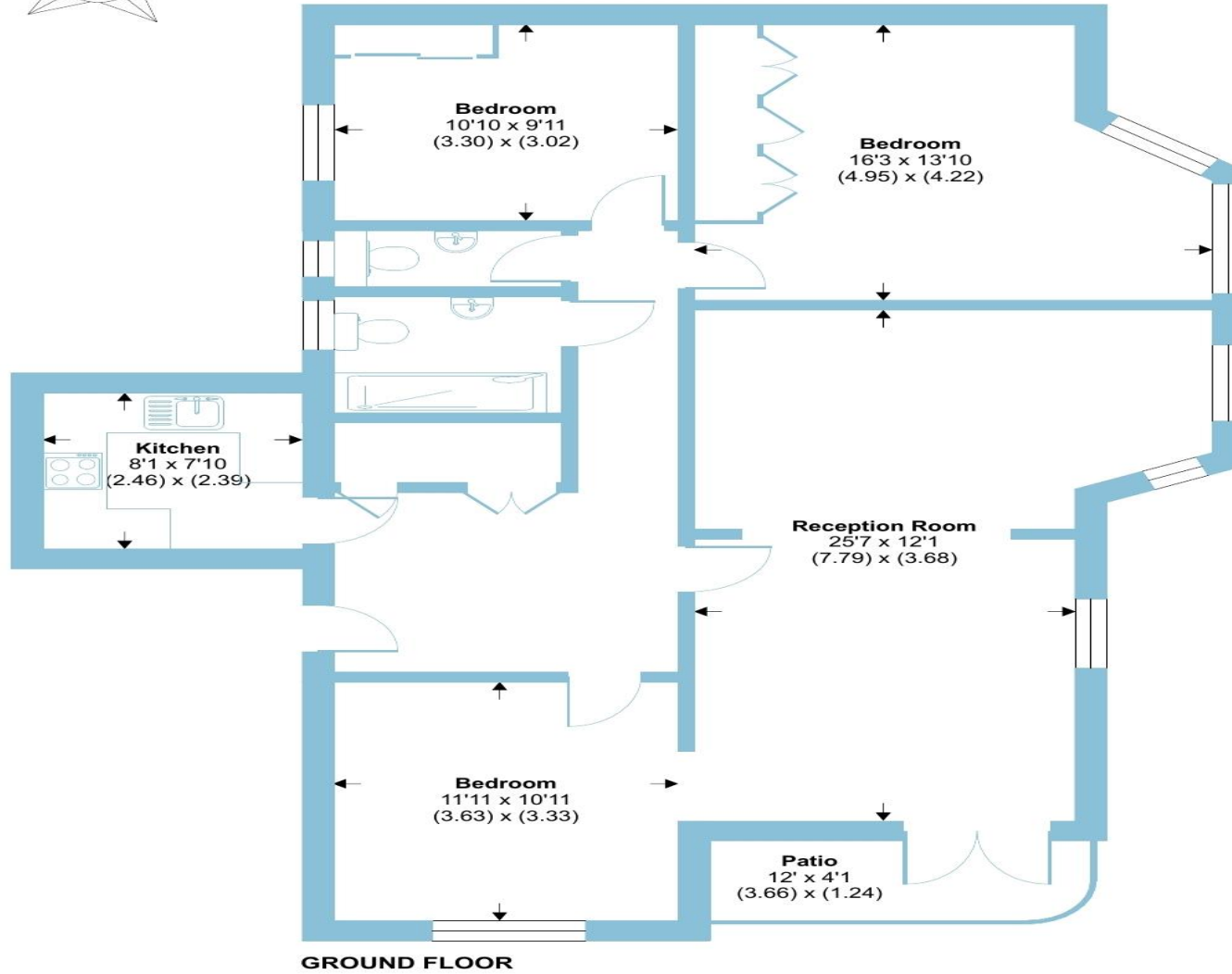
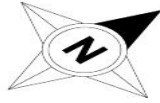
The property is within a short walk to Haven Green & Ealing town centre and the nearby transport links which include bus links and Ealing Broadway tube station (Central line, District line, Great Western & the new Elizabeth line), an excellent selection of local, renowned state and private schools, the new Filmworks picture house, the popular retail shopping centre and an abundance of restaurants and cafes. The A40 & M40 are also easily accessible.



# Welsby Court, Eaton Rise, London, London, W5

Approximate Area = 1129 sq ft / 104.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Barnard Marcus. REF: 1089581



welcome to

## Welsby Court, Eaton Rise, London

- Ground floor purpose built spacious flat
- Three good sized bedrooms
- Private patio with green views + well-kept front & rear residents' gardens
- Circa 1130 sq.ft of internal living space
- Sought after location in the Heart of Ealing
- Excellent nearby schools and transport links
- Share of freehold & no onward chain

Tenure: Leasehold EPC Rating: D

# £650,000

This spacious, ground floor flat situated on Eaton Rise in the heart of Ealing Broadway, offers three bedrooms, a 27' large reception room, a share of freehold and circa 1130 sq.ft of internal living space. 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/EAL108812](https://www.barnardmarcus.co.uk/Property/EAL108812)

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:  
EAL108812 - 0003

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