



Hartington Road, London W13 8QL

welcome to

Hartington Road, London

This spacious, well presented, ground floor, Victorian conversion flat located on a tree-lined residential road in Ealing, offers circa 650 sq.ft of living space and a fantastic location with a very short walk to the local amenities and transport links, including the Elizabeth line & Great Western Rail. The property offers a good-sized front reception room which could be used as a second bedroom, with large sash windows and a feature fireplace, a double bedroom, a separate dining/lounge room with built-in cupboards, a separate kitchen which leads on to the private garden and a family bathroom. Other benefits include hallway storage cupboards, a share of freehold, secure side access, a private garden and no onward chain.

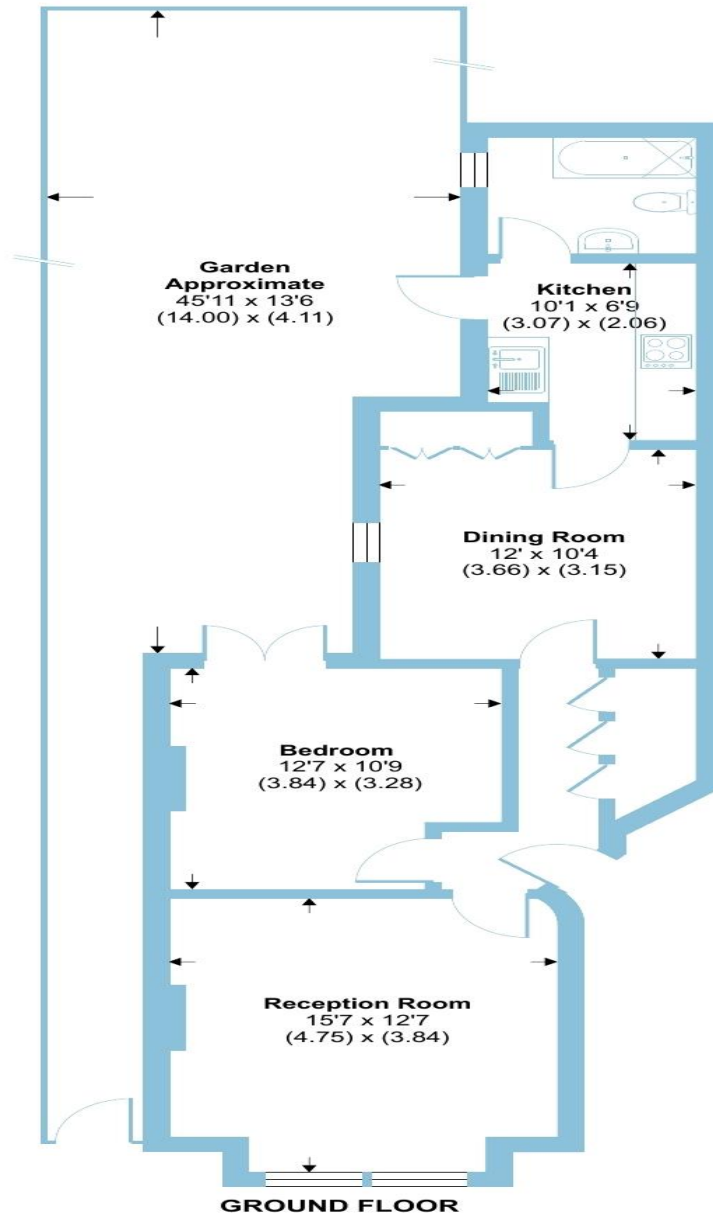
The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants, a variety of transport links including bus links, West Ealing train station. Ealing Broadway's bustling town centre is also walking distance, offering the popular retail shopping centre, an abundance of popular restaurants, bars and additional transport links.



Hartington Road, London, London, W13

Approximate Area = 653 sq ft / 60.6 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). © nchecon 2024. Produced for Barnard Marcus. REF: 1091180



welcome to

Hartington Road, London

- Ground floor garden flat in Ealing
- Private garden
- Two reception rooms
- Share of freehold
- No onward chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 998 years from 02 Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£475,000**

This ground floor conversion flat on Hartington Road, Ealing, offers circa 650 sq.ft of living space, a private garden, a share of freehold & no onward chain. The property is perfectly located for West Ealing's amenities and transport links. For more info & to view, please call the Ealing branch!



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL108452](https://www.barnardmarcus.co.uk/Property/EAL108452)



Property Ref:
EAL108452 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)