



**Alderman House, Tewkesbury Road, London, W13 0BU**

**welcome to**

## **Alderman House, Tewkesbury Road, London**

This well-presented, immaculate upper floor apartment flat set within a newer built block in the heart of West Ealing, offers great location and space with circa 900 sq.ft of internal living. The property offers a 23' open plan modern, bright and airy reception and kitchen room with integrated appliances and three large windows and direct access to the private balcony creating an abundance of natural lighting, a main double bedroom with a built-in wardrobe and its own en-suite bathroom, two further good sized bedrooms and a second contemporary bathroom. Other benefits include useful hallway storage cupboard, lifts and intercom, residents' communal gardens, allocated parking space and no onward chain.

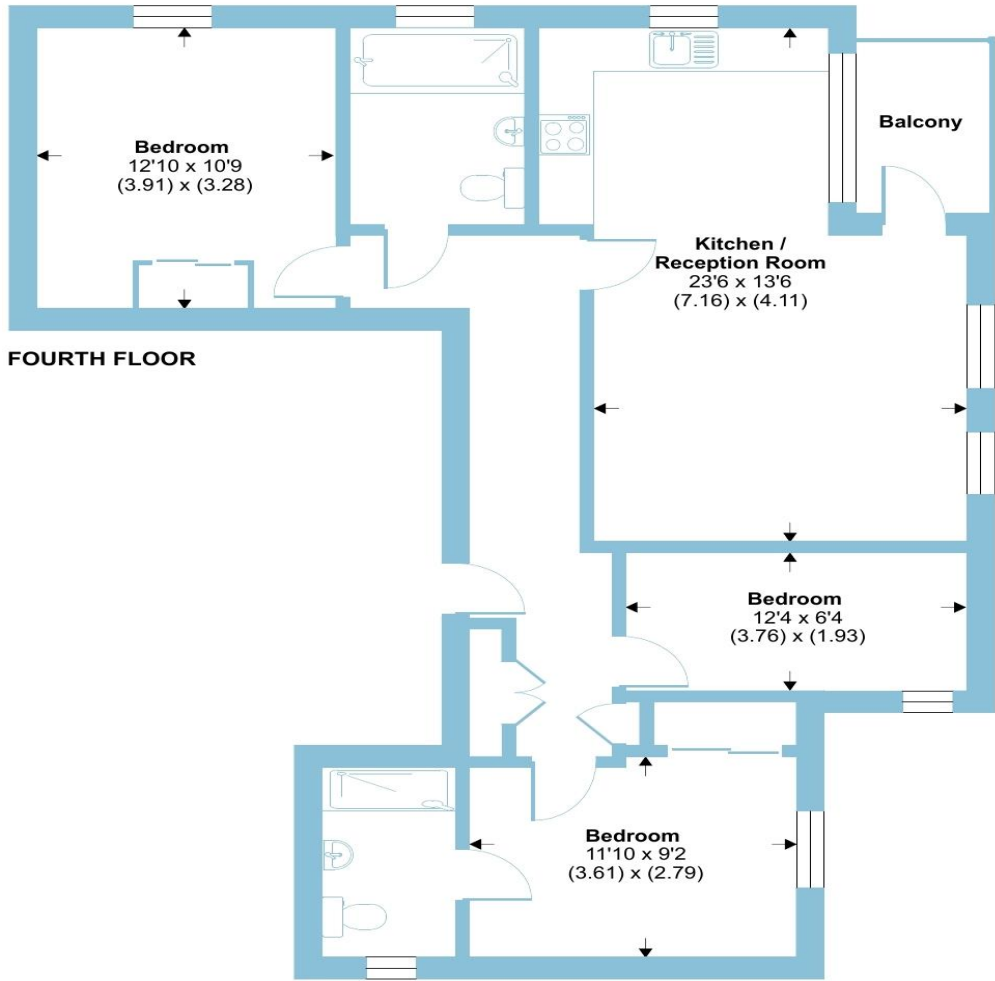
The property is within a very short walk to West Ealing local amenities including Waitrose & Sainsbury's supermarket, cafes & restaurants, a variety of transport links including bus links, West Ealing over ground train station (Great Western Rail & the new Elizabeth line) and a good selection of local, sought-after primary and secondary schools. Ealing Broadway is also easily assessable, offering additional transport links, the popular retail shopping centre, an abundance of restaurants, cafes, bars, the popular Lammas & Walpole park and the new Filmworks picture house.



# Alderman House, Tewkesbury Road, London, W13

Approximate Area = 889 sq ft / 82.6 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: 1094978



welcome to

## Alderman House, Tewkesbury Road, London

- Immaculate, upper floor, newer built apartment flat in Ealing
- Three bedrooms & two bathrooms
- Circa 900 internal sq.ft
- Private balcony & landscaped residents' communal gardens
- No onward chain
- Excellent transport links nearby including Elizabeth line and Great Western Rail

Tenure: Leasehold EPC Rating: C

# £625,000

This generous, well-presented, newer built apartment flat situated in Tewkesbury Road in West Ealing, offers three bedrooms, two bathrooms, a private balcony, parking and no onward chain. 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/EAL108910](https://www.barnardmarcus.co.uk/Property/EAL108910)

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:  
EAL108910 - 0005

 barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



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