



**Hobart Lodge, Leeland Terrace, London, W13 9HW**

**welcome to**

## **Hobart Lodge, Leeland Terrace, London**

This first floor flat, which has recently been redecorated throughout, is situated in a gated, secure purpose-built building containing only three flats and is ideally located for the local amenities and transport connections of West Ealing. The property offers a bright & airy, generous reception & dining room, a separate kitchen room, a large main double bedroom, a second double bedroom and a good-sized family bathroom. Other benefits include useful hallway storage cupboards, allocated off street parking space and no onward chain.

The property is moments away from West Ealing high street, the local shops and a variety of transport links including the E8, E2 & 207 bus routes, two useful night buses N207 & N11, West Ealing overground train station (Great Western Rail & Elizabeth line), Northfields Tube station (Piccadilly line), West Ealing's local amenities including Sainsbury's and Waitrose, the popular Northfields High Street offering the local shops, cafes, restaurants and boutique retail shops. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house and a good selection of sought after, desired local schools.

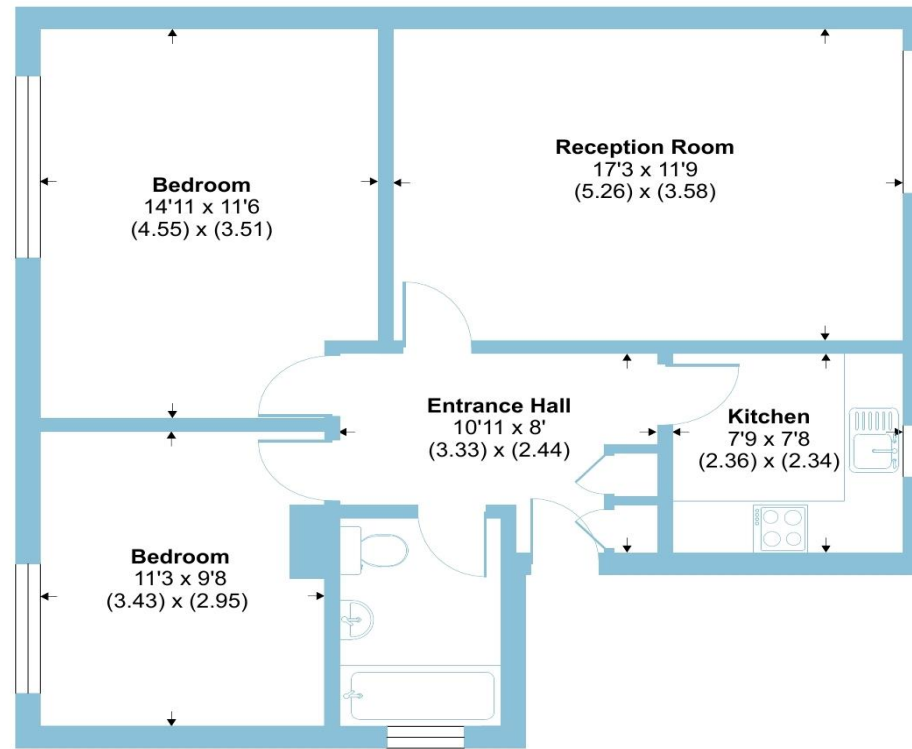




# Leeland Terrace, London, W13

Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1119985



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## Hobart Lodge, Leeland Terrace, London

- First floor purpose built flat
- Recently redecorated throughout
- Two double bedrooms
- Generous reception room
- Allocated, off street parking space
- Excellent transport links nearby (including the Elizabeth line & Great Western Rail)
- No onward chain

Tenure: Leasehold EPC Rating: C

# £450,000

This spacious, well-presented first floor flat situated in Leeland Terrace in the heart of West Ealing, offers two good sized double bedrooms, off street parking, excellent transport links and no onward chain. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108937](https://barnardmarcus.co.uk/Property/EAL108937)



Property Ref:  
EAL108937 - 0002

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