



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.

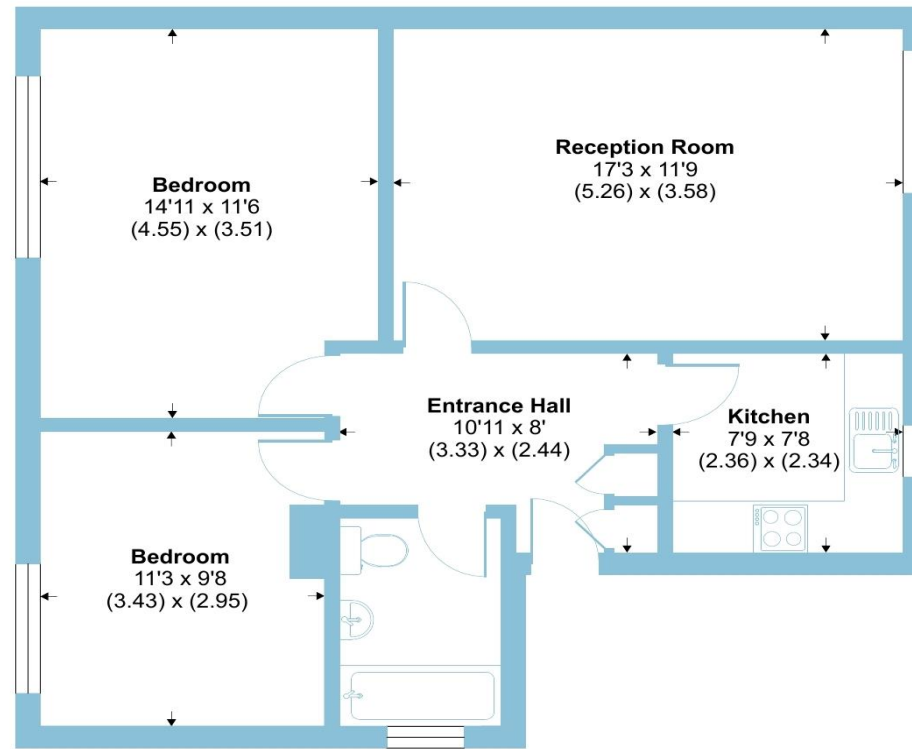
The property is moments away from West Ealing high street, the local shops and a variety of transport links including the E8, E2 & 207 bus routes, two useful night buses N207 & N11, West Ealing overground train station (Great Western Rail & Elizabeth line), Northfields Tube station (Piccadilly line), 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). © nchecon 2024. Produced for Barnard Marcus. REF: 1119985



welcome to

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

offers in excess of

£425,000

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



Property Ref:
EAL108937 - 0004

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