



Ground Floor, Eccleston Road, London, W13 0RL

welcome to

Ground Floor, Eccleston Road, London

This well-presented, thoughtfully renovated, ground floor, conversion flat in the heart of West Ealing offers circa 950 sq ft of living space. The property comprises a modern kitchen with a skylight, beautiful granite worktops, and breakfast bar, which opens out into a spacious 25' rear reception room featuring bi-fold doors and direct access to the private rear garden. The property further boasts a large, light and airy master double bedroom with floor to ceiling built-in wardrobes, a second double bedroom with a skylight and clever extra space off the main room, perfect for those who work from home, and a large four-piece family bathroom, complete with free-standing clawfoot bathtub and generously-sized shower. Other benefits include an extra WC, double glazing throughout, two useful hallway storage cupboards, a secure private entrance, off-street parking and a share of freehold.

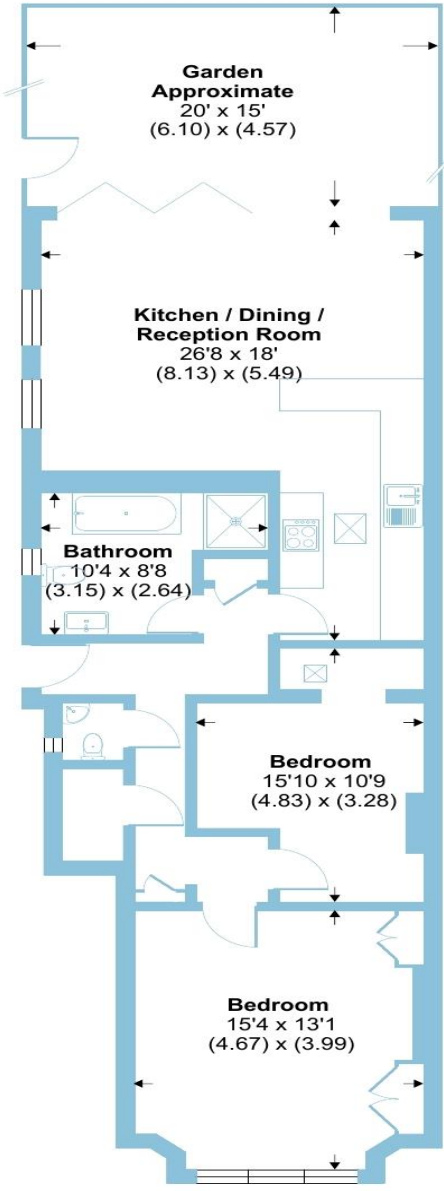
The property is within a few minutes' walk of local amenities including Waitrose and Sainsbury's supermarkets, a range of shops, restaurants, and gyms along West Ealing's high street, and a variety of transport links including frequent bus services and West Ealing train station, offering National Rail & the Elizabeth line. Ealing Broadway's bustling town centre is also within easy walking distance, offering the popular retail shopping centre, an abundance of restaurants, bars, and cafes, additional transport links (including the Central and District lines from Ealing Broadway) and wonderful green open spaces.



Eccleston Road, London, W13

Approximate Area = 949 sq ft / 88.1 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). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1132397



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Ground Floor, Eccleston Road, London

- Ground floor, conversion flat with its own entrance
- Two bedrooms
- Private rear garden
- Off street parking
- Share of freehold
- Circa 950 sq.ft of living space
- Excellent nearby transport links including the Elizabeth Line

Tenure: Leasehold EPC Rating: C

£600,000

A ground floor spacious flat, situated in Eccleston Road in West Ealing, offering two bedrooms, a private rear garden, off street parking and a share of freehold. 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/EAL107878



Property Ref:
EAL107878 - 0002

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.

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