



Burnham Way, London, W13 9YB

welcome to
Burnham Way, London

This spacious, duplex apartment with its own entrance, offers circa 800 sq.ft and is situated on one of Northfields quiet, residential roads offering the perfect location for the sought after Fielding nursery & primary school and a short walk to a variety of transport links including the Piccadilly line and the E8 bus link. On the first floor the property offers a bright & airy modern open plan kitchen/reception room, a front double bedroom and a family bathroom, whilst the second floor offers a generous 20' main bedroom with an en-suite. Other benefits include a brand new lease, driveway parking and no onward chain.

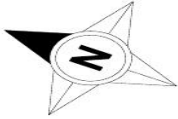
The property is within easy short walk to a variety of transport links including the E2 & E3 bus routes, Northfields tube & Boston Manor tube station (Piccadilly line), West Ealing overground train station (Great Western Rail & the new Elizabeth line), Northfields High Street and amenities such as, local pubs, cafes, restaurants and boutique retail shops. Ealing Broadway is also easily accessible, offering a popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house and a good selection of private and state schools.



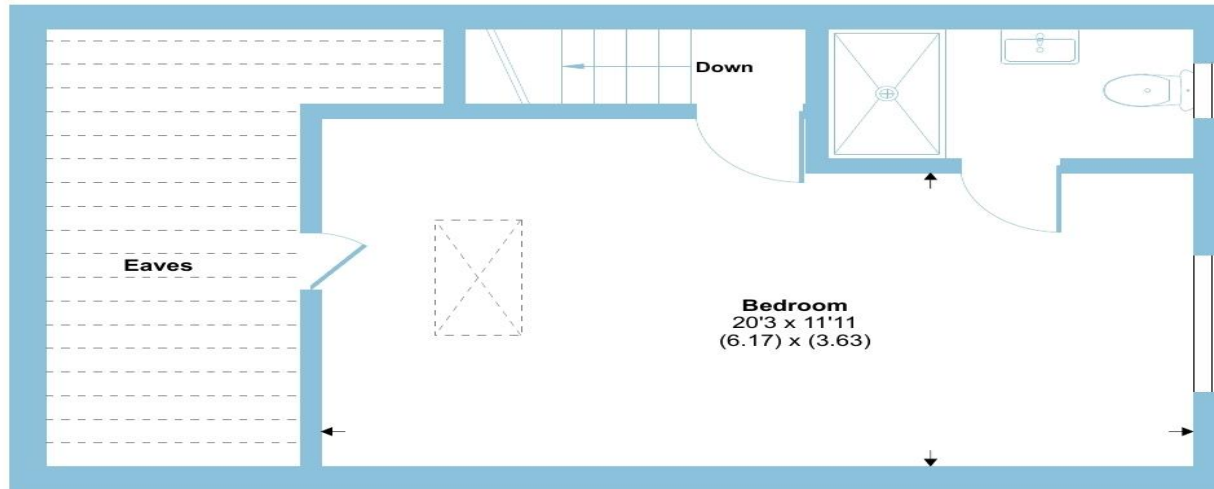
Burnham Way, London, W13

Approximate Area = 769 sq ft / 71.4 sq m
Limited Use Area(s) = 109 sq ft / 10.1 sq m
Total = 878 sq ft / 81.5 sq m

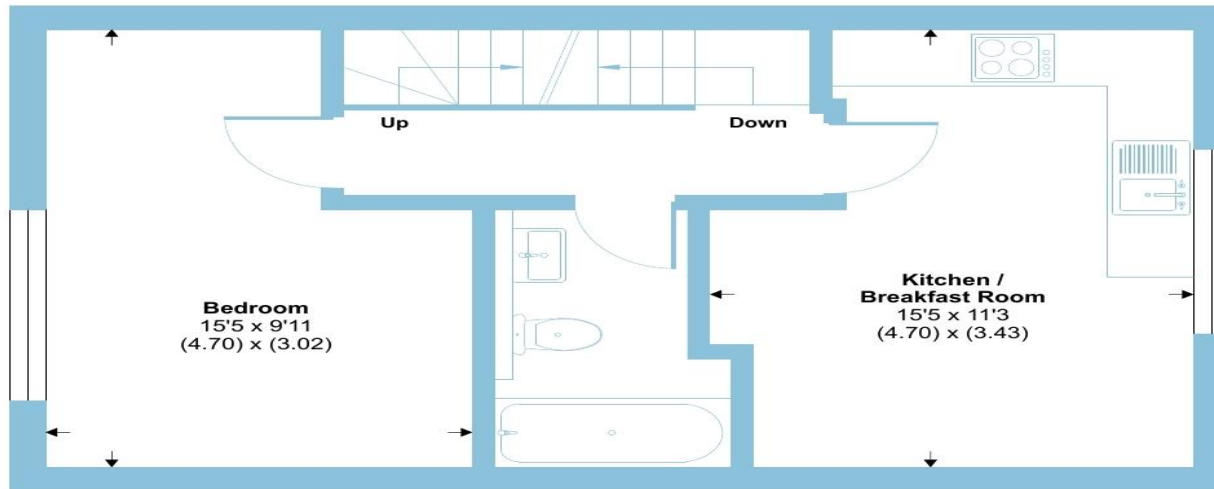
For identification only - Not to scale



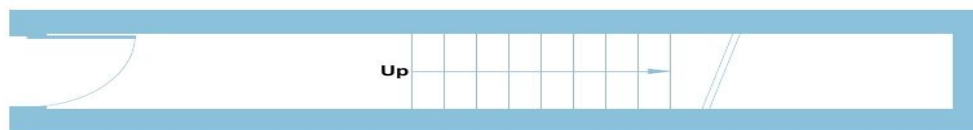
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnard Marcus. REF: 995964



welcome to

Burnham Way, London

- Split level duplex with its own entrance
- Perfect for owner occupiers or investors due to its location
- Two double bedrooms & two bathrooms
- Driveway parking
- Walking distance to transport
- Brand new lease
- No onward chain

Tenure: Leasehold EPC Rating: C

£500,000

This spacious, duplex apartment situated in the quiet location of Burnham Way in Northfields/Ealing, benefits from two double bedrooms, two bathrooms, driveway parking, a brand new lease 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/EAL109060



Property Ref:
EAL109060 – 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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