



Coral House, Lapis Close, London, NW10 7FH

welcome to

Coral House, Lapis Close, London

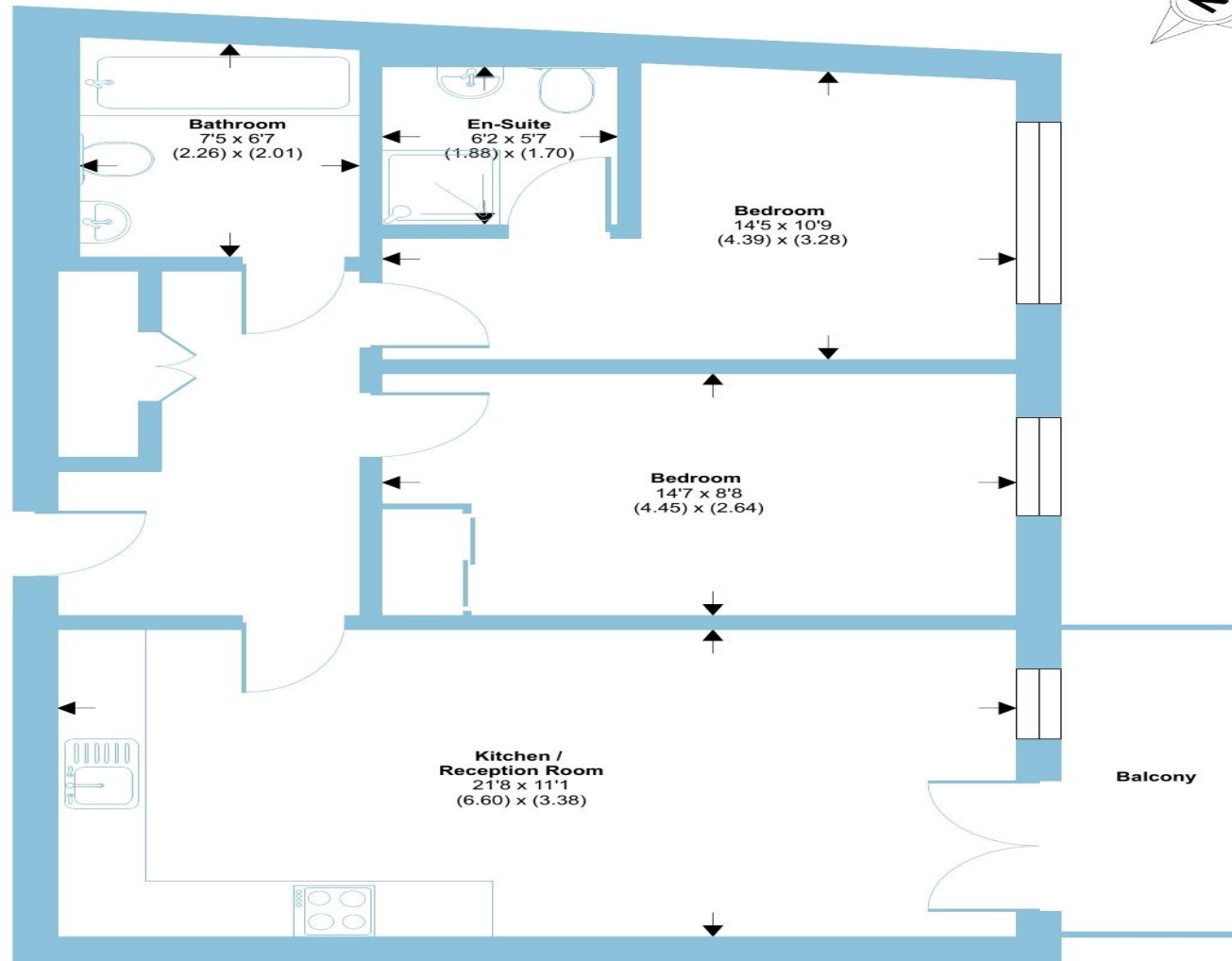
This well-presented, second floor, purpose-built flat set within a quiet development offers circa 680 sq.ft. The property offers a bright & airy large reception & modern kitchen room with integrated appliances, a main double bedroom with an en-suite bathroom, a second double bedroom with a built-in wardrobe and a family bathroom. Other benefits include a useful hallway storage cupboard, double glazing throughout, intercom entry and off-street parking space. Hanger Lane & Park Royal tube stations are both within a short walk offering the Central & Piccadilly lines for easy access to central London. Ealing Broadway & Westfield shopping centres are both within easy reach which offer a wide range of retail options as well as a variety of restaurants, cafes and bars.



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Approximate Area = 679 sq ft / 63.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Barnard Marcus. REF: 963383



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Coral House Lapis Close, London

- Second floor purpose built flat
- Two bedrooms & two bathrooms
- Approx 680 sq.ft
- Private balcony
- Off-street parking space
- A variety of nearby transport links

Tenure: Leasehold EPC Rating: C

£390,000

This spacious two bedroom flat is situated in Lapis Close which is on Twyford Abbey Road and is ideally located for Park Royal and Hanger Lane tube stations (Piccadilly & Central line), the local amenities of Hanger Lane and the A40. 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/EAL109105

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2006. Should you require 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:
EAL109105 - 0001

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