



**Burnham Way, London, W13 9YB**



**welcome to**

## **Burnham Way, London**

This well-presented, ground floor flat with its own entrance 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. The property offers two good sized double bedrooms, a family bathroom and a spacious open plan modern kitchen/breakfast and reception room with direct access to the private, secluded, rear south facing garden. Other benefits include a brand new lease, driveway parking and no onward chain.

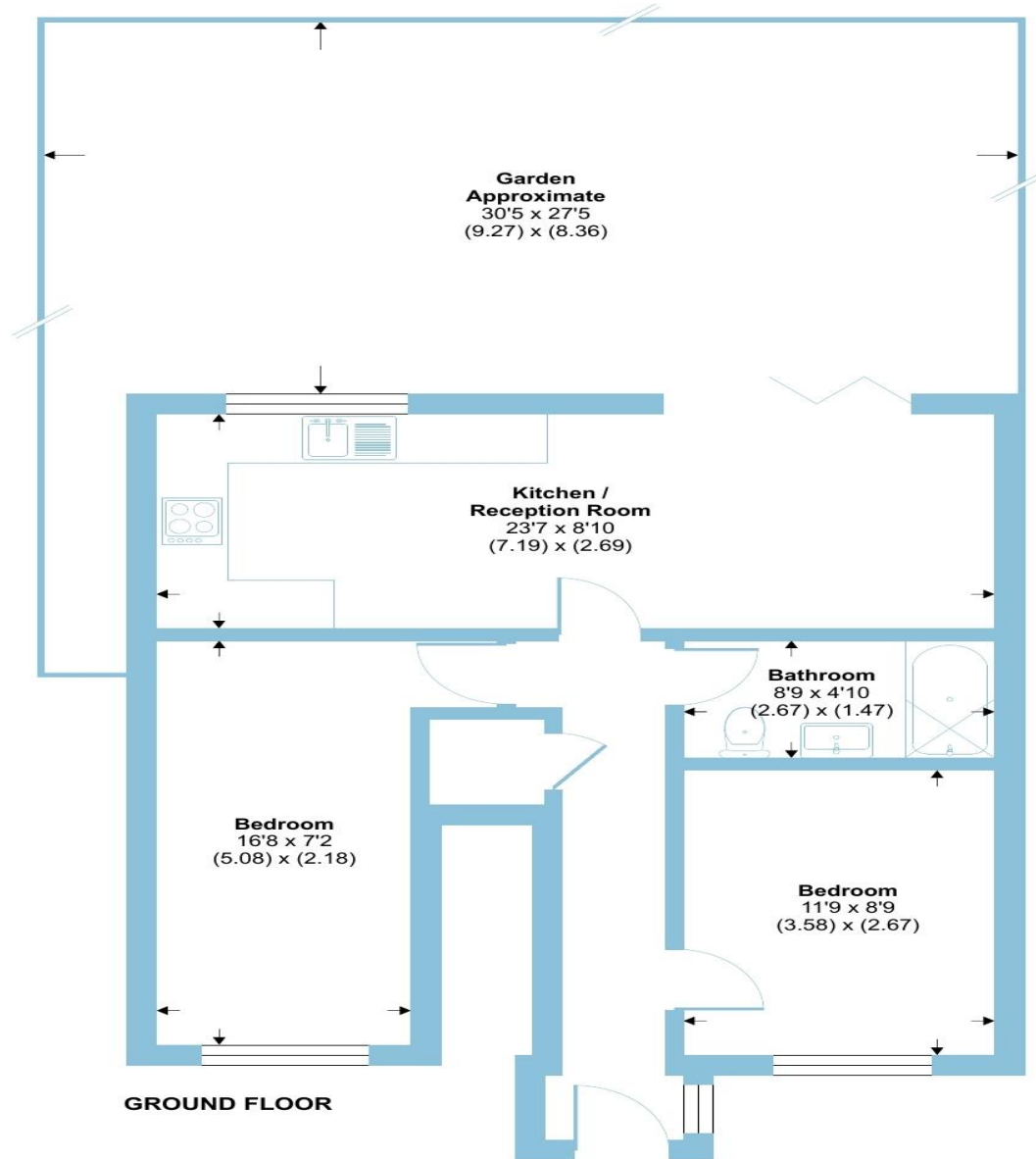
The property is within an easy, short walk to a variety of transport links including the E2 & E3 bus routes, Northfields & Boston Manor tube station (Piccadilly line), West Ealing overground train station (Great Western Rail & the new Elizabeth line), Northfields High Street amenities, local pubs, cafes, 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 = 589 sq ft / 54.7 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). © n̄checom 2023. Produced for Barnard Marcus. REF: 995962



welcome to

## Burnham Way, London

- Ground Floor flat with its own entrance
- Two double bedrooms
- Private rear South Facing garden
- Driveway parking
- Walking distance to transport links (including Piccadilly line & E8 bus links)
- Brand new lease

Tenure: Freehold EPC Rating: C

# £525,000

This bright & airy ground floor flat situated in Burnham Way in Northfields/Ealing, benefits from two double bedrooms, a private south facing garden, 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/EAL109082](https://barnardmarcus.co.uk/Property/EAL109082)



Property Ref:  
EAL109082 - 0001

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