



Burnham Way, London W13 9YB

welcome to
Burnham Way, London

This terraced house situated in the quiet location of Burnham Way in Northfields/Ealing, benefits on the ground floor from a large reception room with a conservatory that opens out onto a secluded rear garden, separate kitchen and a downstairs WC. On the first floor, there are two good-sized double bedrooms with built-in wardrobes and a family bathroom. Further benefits include a private garage, scope to extend into the loft (STPP) and no onwards chain. This property is ideal for an investor or a family looking to put their own stamp on a property.

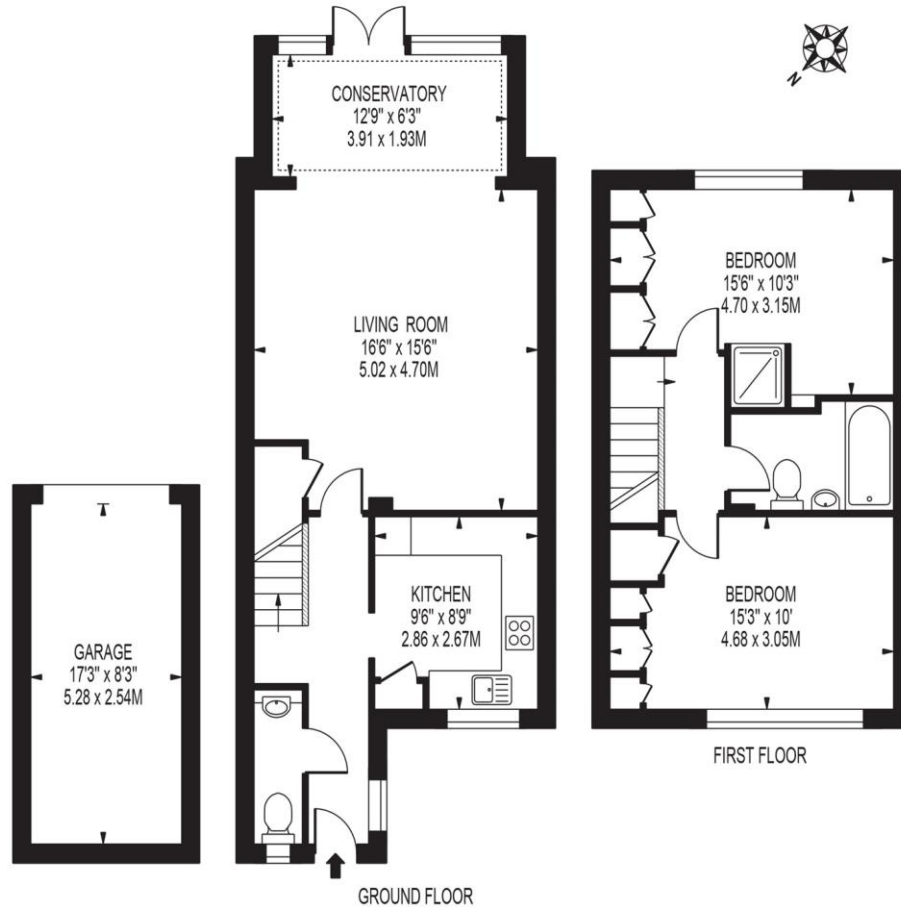
The property is within an, easy short walk to a variety of transport links including the E2, E3, E8 and 195 bus routes, Boston Manor & Northfields tube station (Piccadilly line), West Ealing overground train station (Great Western Rail & the new Elizabeth line), Northfields High Street and amenities 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

APPROXIMATE GROSS INTERNAL FLOOR AREA: 951 SQ FT - 88.32 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 144 SQ FT - 13.41 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Burnham Way, London

- Terraced house in Ealing
- Private rear garden
- Private garage
- No onward chain
- Loft potential to add further space (STPP)

Tenure: Freehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109086



Property Ref:
EAL109086 - 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.

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