



**Canada Road, London W3 0NP**



**welcome to**

## **Canada Road, London**

This well-presented, ground floor maisonette offering circa 630 sq. ft of space, comes with its own entrance and was completely refurbished last year, including new wiring, kitchen, flooring, radiators, and doors to the property. The property offers two good sized double bedrooms, a family bathroom, a bright and airy front reception, and a separate kitchen with direct access to a 36' rear landscaped garden offering a useful outbuilding/summer house and a shed. Other benefits include under floor heating in the bathroom and kitchen, a front garden, double glazing throughout, hallway storage cupboards, will come with a new extended lease to 990 years, and no onward chain.

The property is a short walk to a variety of transport links including bus stop links, North Acton & Acton Mainline station (Central line, Elizabeth line and Great Western Rail), and vibrant green open spaces and parks, also offering various family activities, such as tennis courts and an outdoor gym. Ealing Broadway & Westfield Shopping Centres are also within easy access offering an abundance of popular restaurants, cafes, bars, and the picture house & cinema complex. The A40 and North Circular are also easily accessible.



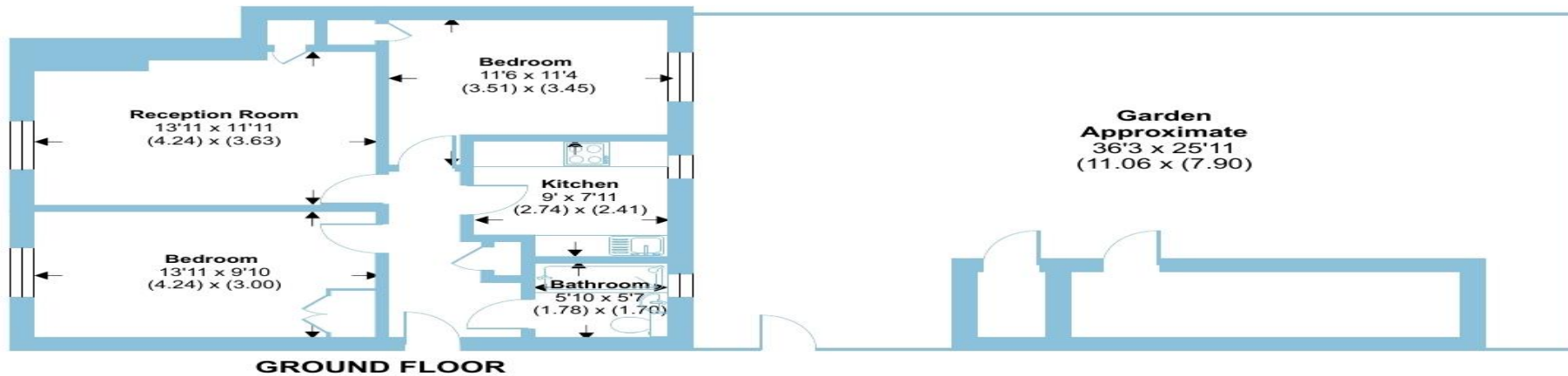
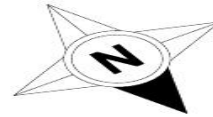
# Canada Road, London, W3

Approximate Area = 611 sq ft / 56.8 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 713 sq ft / 66.2 sq m

For identification only - Not to scale



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## Canada Road, London

- Ground floor maisonette, with its own entrance
- Will come with a new extended lease of 990 years
- Two double bedrooms
- Private front and 36' rear landscaped garden
- Outbuilding and shed

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

### Offers in excess of **£470,000**

This well presented, ground floor maisonette situated on Canada Road in Acton offers two double bedrooms, a rear landscaped garden with a useful outbuilding & shed 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

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Property Ref:  
EAL108883 - 0005

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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barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)