



Albany Road, London W13 8PG

welcome to
Albany Road, London

Welcome to this delightful, well-presented first floor conversion, Manhattan apartment, set within a stylish double fronted detached building in Ealing. The property is situated on a quiet residential road and is a short walk to local amenities, Waitrose, and transport links. The apartment benefits from a bright & airy open-plan reception & modern kitchen room with integrated appliances and three windows creating an abundance of natural lighting, a contemporary bathroom, and a double bedroom.

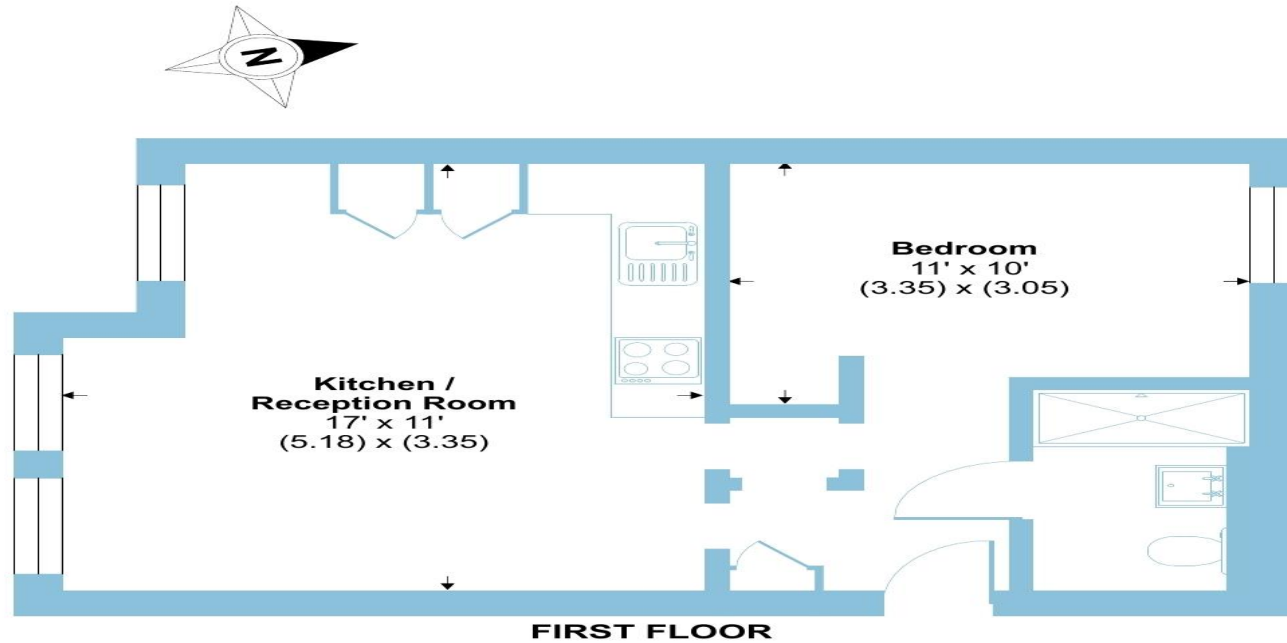
The property is short walk to a variety of transport links including the E1, E3 & 207 bus routes, West Ealing overground train station (Great Western Rail & Elizabeth line), local amenities including Waitrose. Ealing Broadway is also within a short walk, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house, Ealing Broadway tube station (Central line, District line, Elizabeth line & Great Western) and an array of parks and open green spaces.



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Approximate Area = 398 sq ft / 37 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). © n̄che.com 2022. Produced for Barnard Marcus. REF: 1183577



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Albany Road, London

- First floor Manhattan apartment in Ealing
- Well-presented and good internal quality
- Ideal as a first-time purchase or investors due to its perfect location
- Excellent location, a short walk to transport links (Bus links, Great Western Rail & Elizabeth line)
- No onward chain

Tenure: Leasehold EPC Rating: D

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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108138



Property Ref:
EAL108138 - 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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