



**Broadway, London W13 0TL**

**welcome to**  
**Broadway, London**

This well-presented spacious upper floor flat in the heart of West Ealing offering circa 750 sq. ft of living space and is a moments away from the local amenities, supermarkets such as Sainsbury's & Waitrose, restaurants, cafes and a variety of transport links including bus stops and West Ealing overground station (Great Western & Elizabeth line). The property offers useful spacious entrance and hallway, a bright and airy 17' reception/dining room, a separate kitchen/breakfast room, a double bedroom and a family bathroom. Other benefits include double glazing throughout, a rear residents communal garden and a feature fireplace in the reception room.

The property is easily accessible for access onto the A40 & M4 Ealing Broadway's town centre which includes a variety of transport links (Bus stops, Central line, District line, Great Western & incoming Elizabeth line) and Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the incoming Filmworks picture house and the local nearby parks such as Lammas Park, Elthorne Park, Walpole Park and Gunnersbury Park.



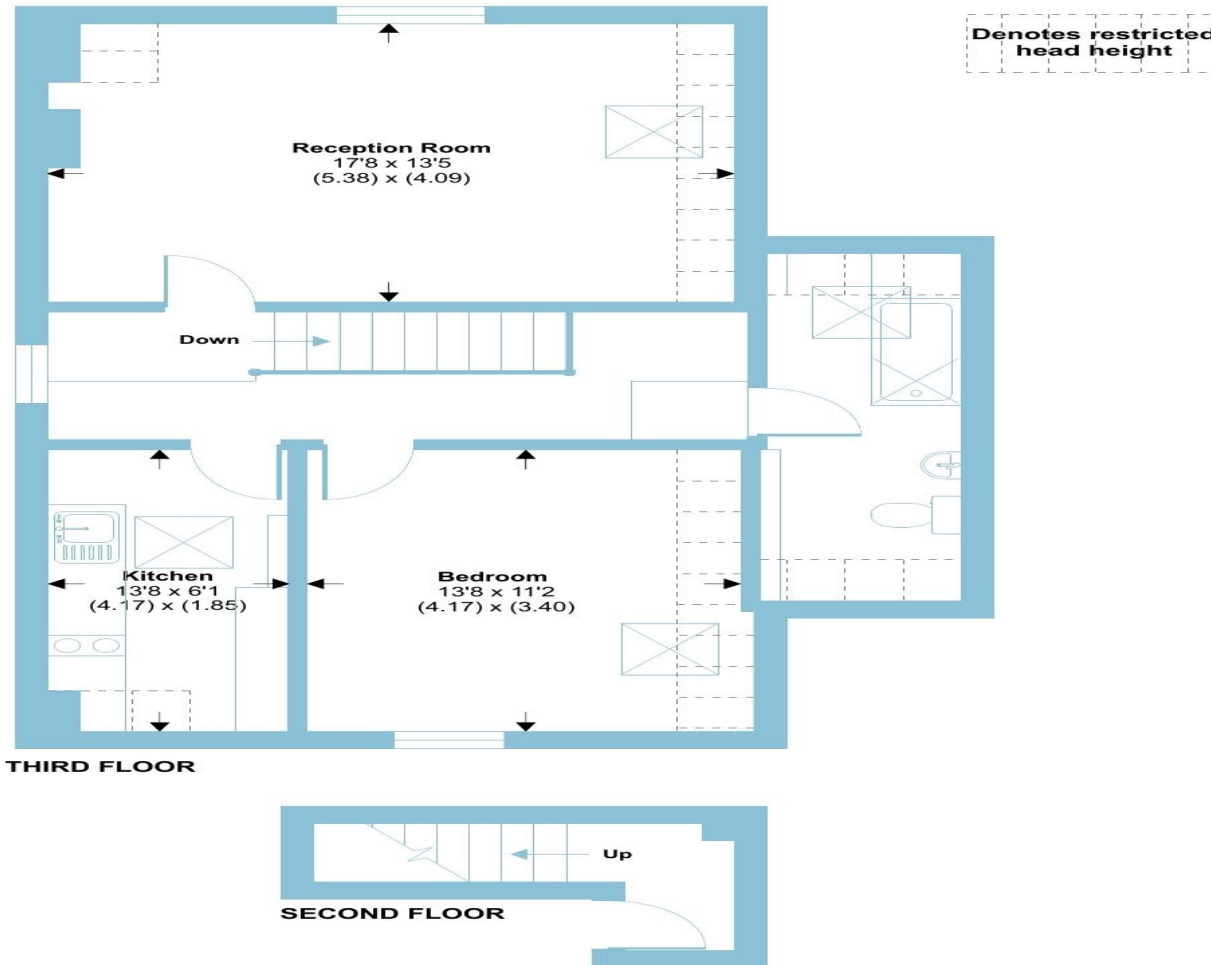
# Broadway, West Ealing, London, W13

Approximate Area = 700 sq ft / 65.0 sq m

Limited Use Area(s) = 47 sq ft / 4.4 sq m

Total = 747 sq ft / 69.4 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). © n̄cheom 2022. Produced for Barnard Marcus. REF: 857250



welcome to

## Broadway, London

- Spacious upper floor flat
- Circa 750 sq. ft of living space
- Residents' communal rear garden
- Excellent nearby transport links (including Elizabeth line)
- Perfect for a first-time purchase or investment

Tenure: Leasehold EPC Rating: D

# £315,000

This spacious upper floor flat in West Ealing offering circa 750 sq. ft of living space a new boiler & insulation and offers a rear residents' communal garden and is perfectly located for the local amenities and transport links. 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/EAL109170](https://barnardmarcus.co.uk/Property/EAL109170)



Property Ref:  
EAL109170 - 0003

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