



**Broughton Road, London W13 8QW**



***welcome to***

## **Broughton Road, London**

This well-presented, first floor conversion flat is set within a semi-detached Victorian building on a residential road in West Ealing. The property offers a front open-plan, modern kitchen & reception room with large sash double glazed windows, a rear main double bedroom, a second double bedroom and a family modern bathroom. Other benefits include a kitchen island, 900+ year lease and on onward chain.

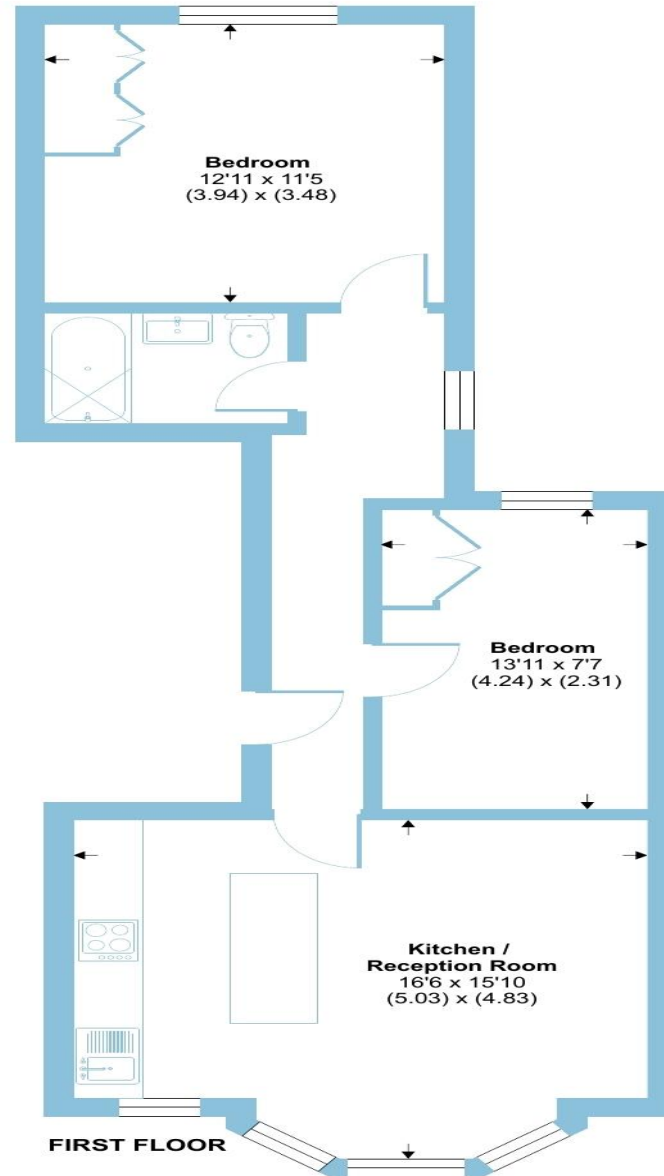
The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants, a variety of transport links including bus links and West Ealing train station which offers the Great Western Rail & Elizabeth line. Ealing Broadway's bustling town centre is also walking distance, offering the popular retail shopping centre, an abundance of popular restaurants, bars, cafes, additional transport links and wonderful green open spaces.



# Broughton Road, London, W13

Approximate Area = 626 sq ft / 58.1 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). © nichecom 2024. Produced for Barnard Marcus. REF: 1103969



welcome to

## Broughton Road, London

- First floor conversion flat in Ealing
- Well-presented and good internal condition
- Two double bedrooms
- Over 900+ year lease
- Excellent nearby transport links (including Elizabeth line)

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 £500,000

This first floor, two double bedroom conversion flat is situated on Broughton Road in Ealing with no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109333](https://barnardmarcus.co.uk/Property/EAL109333)



Property Ref:  
EAL109333 - 0003

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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