



Ealing Village, London W5 2EB

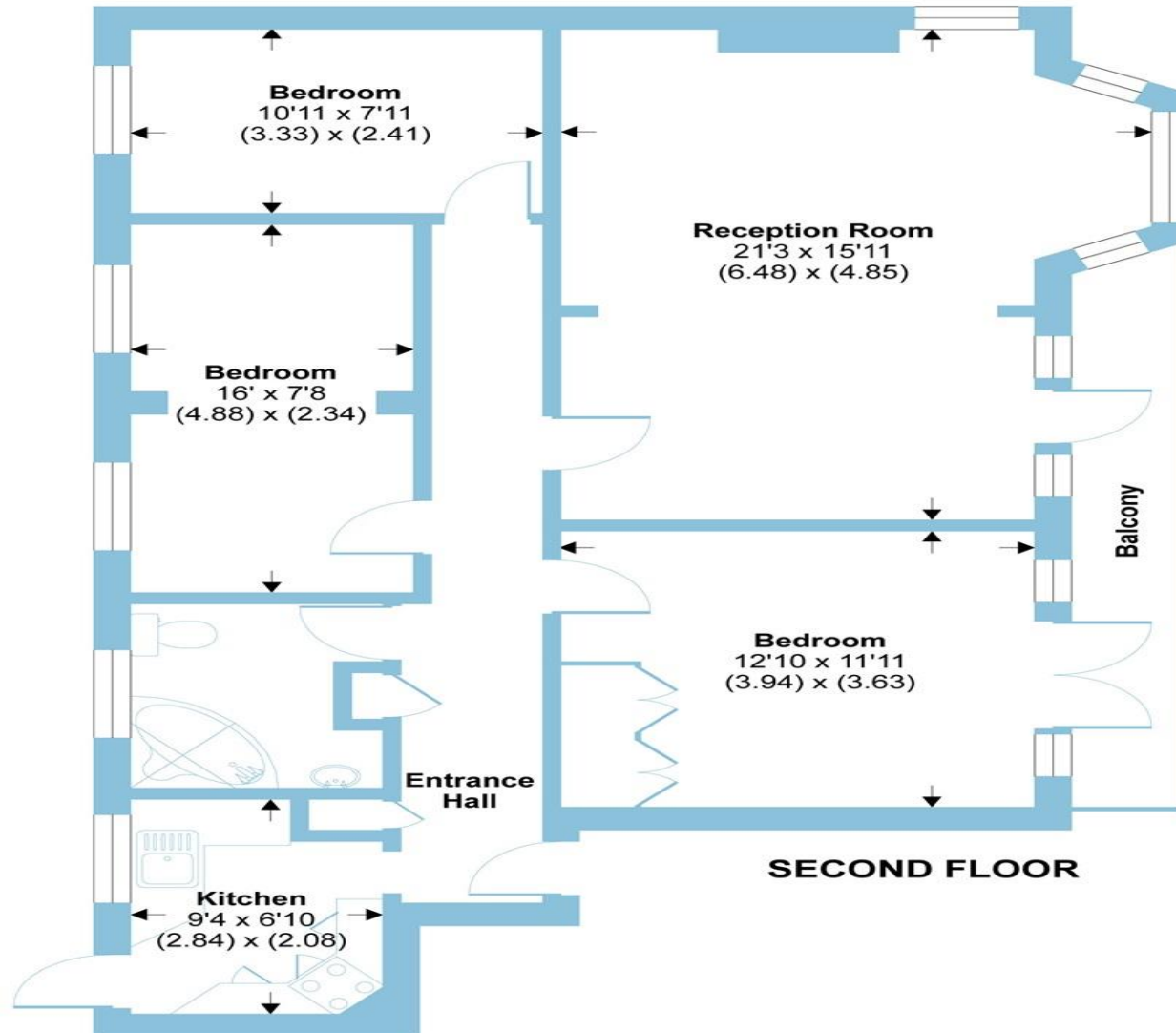
welcome to

Ealing Village, London

This spacious second floor flat situated in the ever so popular gated development in Ealing Village, offering fantastic space, location and abundance of resident's enjoyment such as communal gardens which is perfect for summer BBQ's, the large club house, an outdoor swimming pool and tennis courts. The property offers a bright and airy 21 reception/dining room with a private balcony with green aspect views, a separate kitchen with access to the rear of development, a master bedroom with built in wardrobes/cupboards also with access to the private long balcony, two further double bedrooms and a family bathroom. Other benefits include residents parking, excellent private & state schools nearby, a share of freehold and easy access to the A40.

The property is a short walk to a variety of transport links including bus stop links, the Ealing Broadway & North Ealing tube station (Central line, District line, Piccadilly line, Great Western & new Elizabeth line), and the Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house, a good selection of renowned private and state schools and the local nearby parks such as, Walpole Park and Hanger Hill Park & Golf course. The A40 and North Circular are also easily accessible.





Ealing Village, London, W5

APPROX. GROSS INTERNAL FLOOR AREA 928 SQ FT 86.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

welcome to

Ealing Village, London

- Second floor, three/four-bedroom flat
- Circa 1000 sq.ft on internal living space
- Residents parking
- Share of freehold
- Private balcony with green aspect views + communal garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price £625,000

This three/four-bedroom second floor flat in Ealing Village, offering circa 1000 sq.ft of living space, a generous bright reception room, private balcony, residents parking and a share of freehold. 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/EAL109350



Property Ref:
EAL109350 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk