



**Gordon Road, London W5 2AP**

**welcome to**  
**Gordon Road, London**

Second floor conversion flat situated on Gordon Road in Ealing, offering two bedrooms, a share of freehold, loft space for storage. Please call the Ealing branch today for more information and to arrange a viewing!

Second floor conversion flat situated in Ealing, which is in need of full refurbishment throughout. The property is perfectly located for amenities and transport links. The property offers a open-plan reception/kitchen room, two bedrooms and a bathroom. Other benefits include a rear communal garden, loft space for storage, a share of freehold and no onward chain.

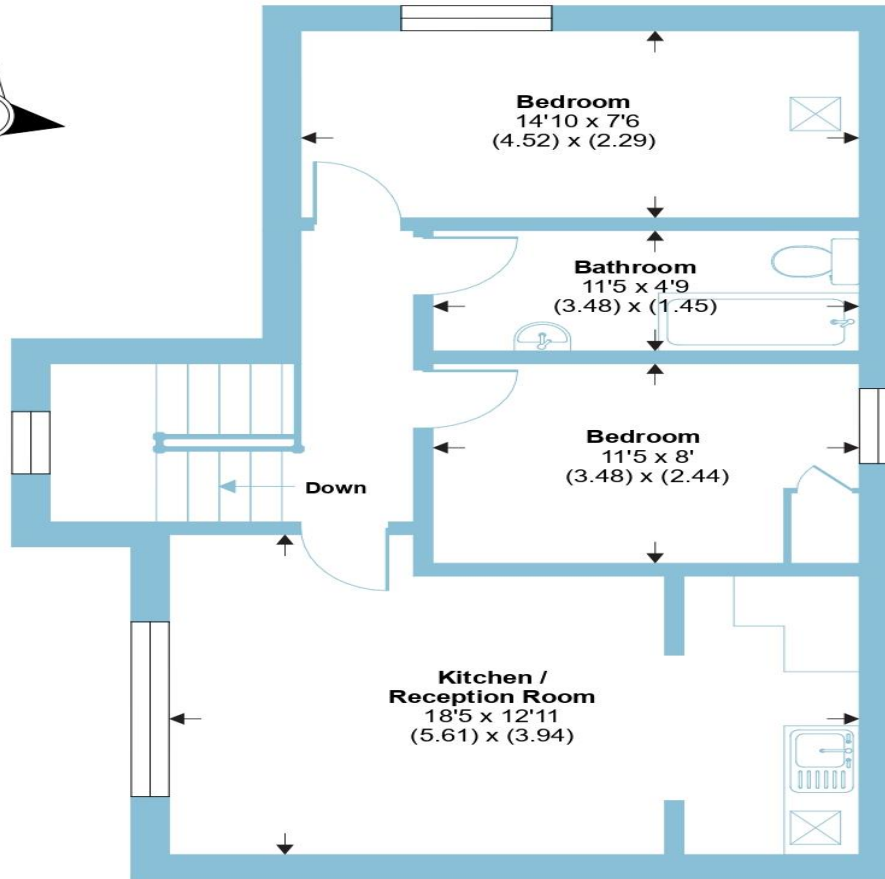
The property is short walk to a variety of transport links including the E1, E3 & 207 bus routes, West Ealing overground train station (Great Western Rail & Elizabeth line), local amenities including Waitrose. Ealing Broadway is also within a short walk, offering the popular retail shopping centre, an 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.



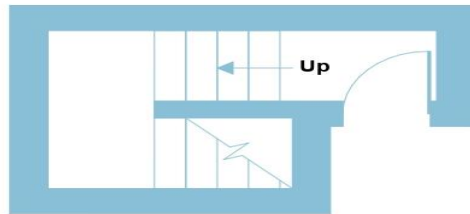
# Gordon Road, London, W5

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale



**SECOND FLOOR**



**FIRST FLOOR**



welcome to

## Gordon Road, London

- Second floor conversion flat, with loft space for storage
- Two bedrooms
- Share of freehold + 900+ year lease
- No onward chain
- Rear communal rear garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£385,000**



### Agent's Note

'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109083](https://barnardmarcus.co.uk/Property/EAL109083)



Property Ref:  
EAL109083 - 0004

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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