



Lammas Park Road, London W5 5JD

welcome to

Lammas Park Road, London

This delightful, well-presented conversion flat, situated in an attractive semi-detached Victorian building in the most desirable part of Ealing W5, and moments away from the local boutique coffee shops, cafes and bistro pubs.

The property offers its very own private entrance, a spacious open plan stylish modern kitchen and living room with a fireplace, fantastic cupboard space, integrated appliances and two windows, a main double bedroom with built in wardrobes, a second bedroom and a contemporary luxury bathroom. Other benefits include a shared rear well maintained garden, residents on street parking with a small cost for the permit and peppercorn ground rent and service charges.

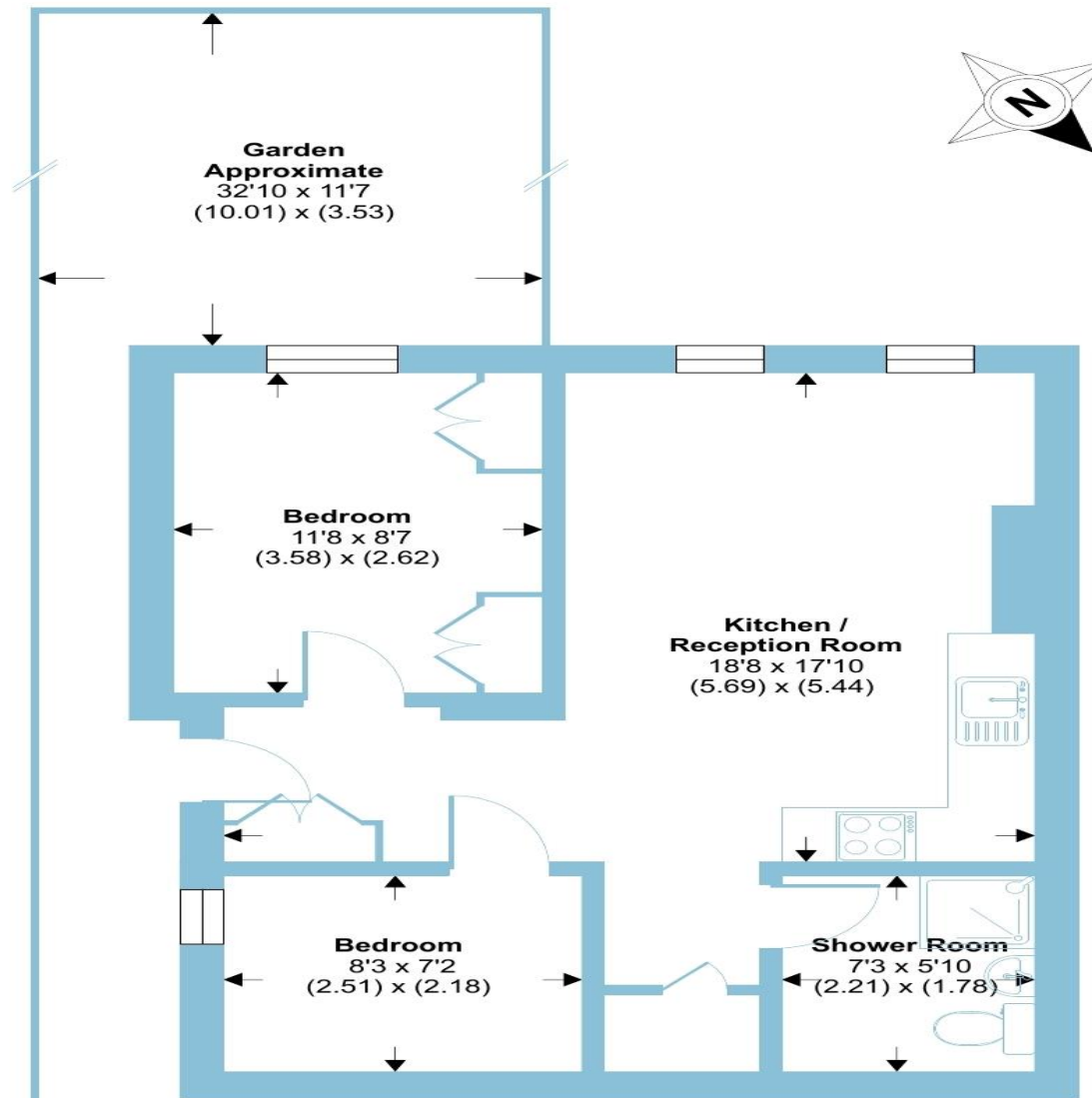
The property is a short walk to a variety of transport links including bus stop links and the tube stations (Piccadilly line, Central line, District line, Great Western & Elizabeth line) as well as the local amenities such as Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house, a good selection of sought after nurseries and schools, and an array of green open spaces and nearby parks such as Ealing Common, Walpole Park and Lammas Park.



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Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



GROUND FLOOR



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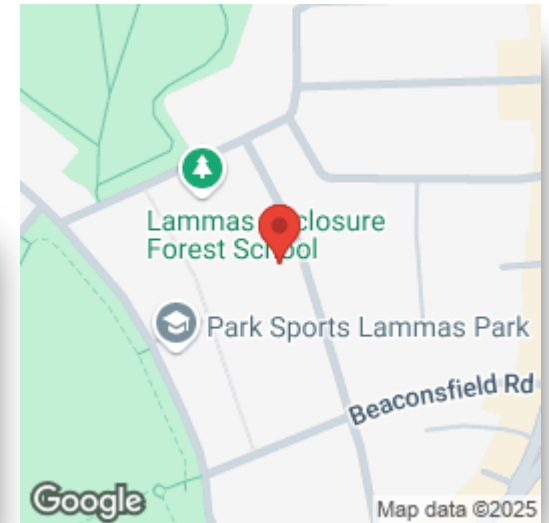
- Conversion flat, with its own private entrance with on street residents parking
- Open plan modern kitchen & living room
- Excellent location and nearby transport link
- Stylish bathroom
- Shared, rear well maintained garden.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1987. 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 £500,000

This charming flat situated in Lammas Park Road in Ealing W5, perfectly located for the local amenities a variety of nearby transport links, offering two bedrooms, a rear shared garden and on street parking. 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

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Property Ref:
EAL109236 - 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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