



**Darwin Road, London W5 4BD**



**welcome to**  
**Darwin Road, London**

This spacious, newly converted split-level flat in South Ealing has been refurbished to a high standard throughout and offers approx. 1000 sq. ft of internal space. The property offers a generous bespoke, stylish kitchen and lounge room, with integrated appliances, three bedrooms and two bathrooms. Other benefits include a private rear garden, side access, storage cupboards, new windows throughout and will come with a share of freehold and no onward chain.

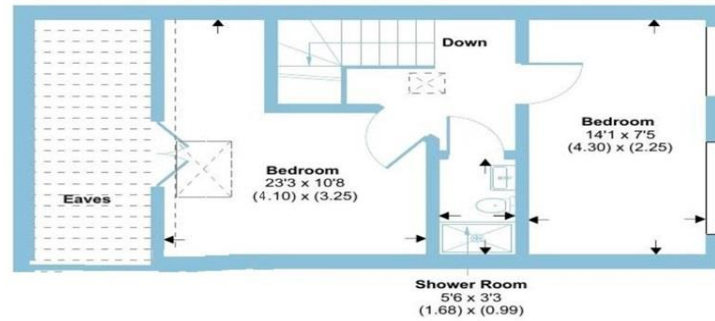
The property is within an easy, short walk to a variety of transport links including South Ealing tube station (Piccadilly line), Brentford overground train station (Southwestern rail) the 65 & E3 bus routes, Northfields High Street amenities, local pubs, cafes, restaurants and boutique retail shops. Ealing Broadway is also easily accessible, offering a popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house and a good selection local schools and green open spaces.



# Darwin Road, London, London, W5

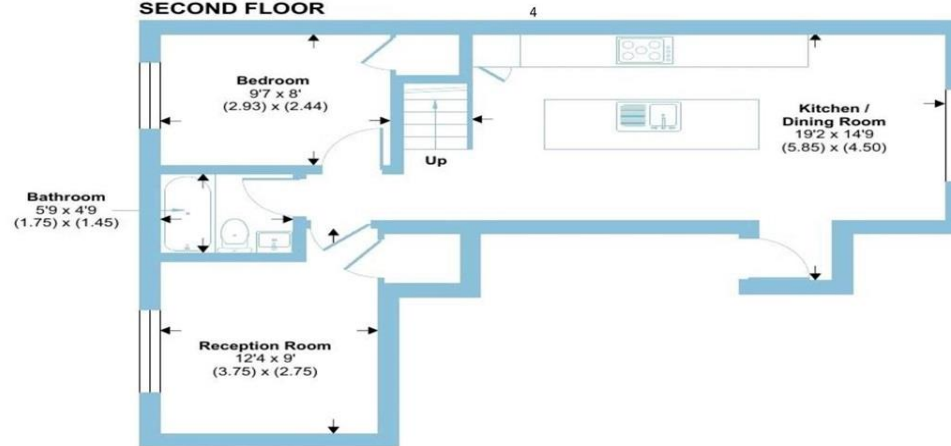
Approximate Area = 818 sq ft / 75.9 sq m  
Limited Use Area(s) = 138 sq ft / 12.8 sq m  
Total = 956 sq ft / 88.7 sq m

For identification only - Not to scale

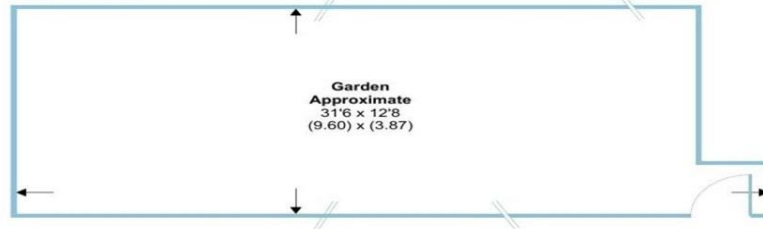


Denotes restricted head height

## SECOND FLOOR



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024.  
REF: 1131789

welcome to

## Darwin Road, London

- Share of Freehold
- First & second floor, split level newly converted conversion flat
- Three bedrooms & two bathrooms
- Approx 1000 sq. ft
- Private south facing rear garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 May 2024. 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 £550,000

This newly converted/refurbished split level three-bedroom floor flat situated in Darwin Road in Ealing is a short walk to transport links and offers a private garden, will come with a share of freehold and no onward chain. 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/EAL109039](https://barnardmarcus.co.uk/Property/EAL109039)



Property Ref:  
EAL109039 - 0011

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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