



Peregrine House Gurnell Grove, London W13 0FJ

welcome to

Peregrine House Gurnell Grove, London

This contemporary, well-presented first floor apartment, located in West Ealing and offering circa 820 sq. Ft of internal living space. The property is a short walk to bus links and offers a delightful 20' bright & airy open-plan modern kitchen & reception room with integrated appliances and direct access to the private balcony, a rear main double bedroom with a built-in wardrobe and en-suite bathroom, a rear second double bedroom and a second contemporary family bathroom. Other benefits include two useful hallway utility cupboards, a well-maintained residents rear communal garden, a lease of circa 241 years remaining, intercom system, built-in air filter system and an allocated off-street parking.

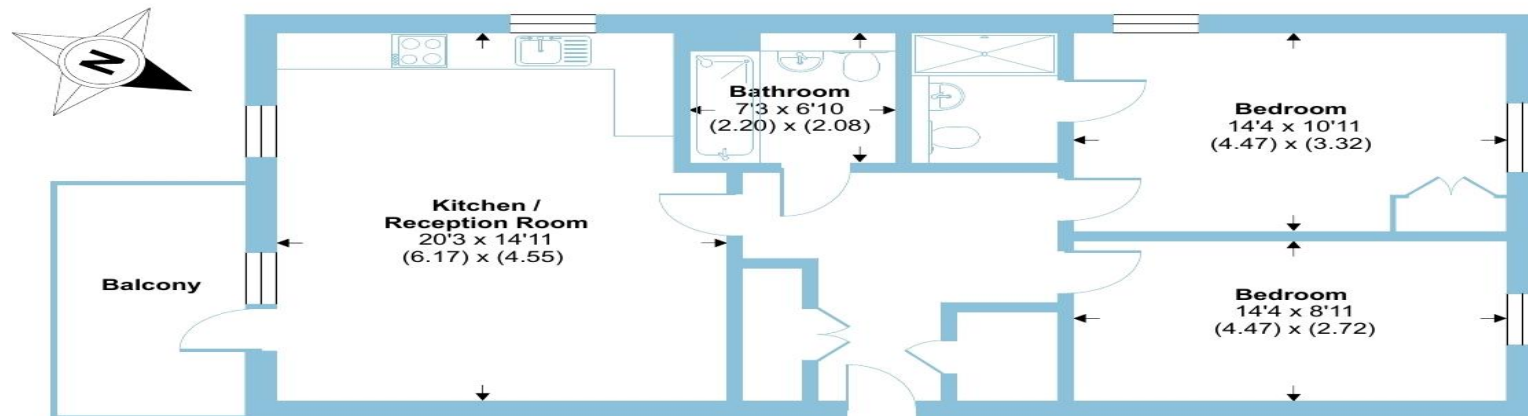
The property is within a short walk to transport links including the E10, E7 & N7 bus routes, Castle Bar Park overground train station (Great Western Rail) and West Ealing & Pitshanger's local amenities and supermarkets. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, and the new Filmworks picture house.



Gurnell Grove, London, W13

Approximate Area = 818 sq ft / 76 sq m

For identification only - Not to scale



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Peregrine House Gurnell Grove, London

- First floor, bright, modern apartment flat
- Two double bedrooms & two bathrooms
- Allocated off street parking bay
- 820 sq. Ft
- Private balcony + residents rear garden

Tenure: Leasehold EPC Rating: B

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 £440,000

This modern, spacious first floor flat is set within a newer development in West Ealing offers circa 820 sq. Ft., two double bedrooms, two bathrooms, off street parking and outside space. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

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Property Ref:
EAL109414 - 0005

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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