



Bond Street, London W5 5AS

welcome to
Bond Street, London

This generous upper floor maisonette with its own entrance door, arranged over three floors creating an abundance of space. The property is perfectly nested in the heart of Ealing Broadway in between all local amenities, transport links and green open spaces such as Walpole Park. The first floor offers a large reception/dining room with three windows, a separate kitchen & breakfast room, and a family bathroom, the second floor offers two double bedrooms, a second bathroom and then onto the top floor with two further double bedrooms. Other benefits include high ceilings, a separate WC, potential to split into separate flats (subject to permission), and no onward chain.

The property is moments away to Ealing Broadway's popular retail shopping centre, an abundance of restaurants, bars and cafes, local supermarkets, a good selection green open spaces and nearby parks such as, Walpole Park, Gunnersbury Park and Hanger Hill Park & Golf course. Ealing Broadway tube station. The A40 and North Circular are also easily accessible.



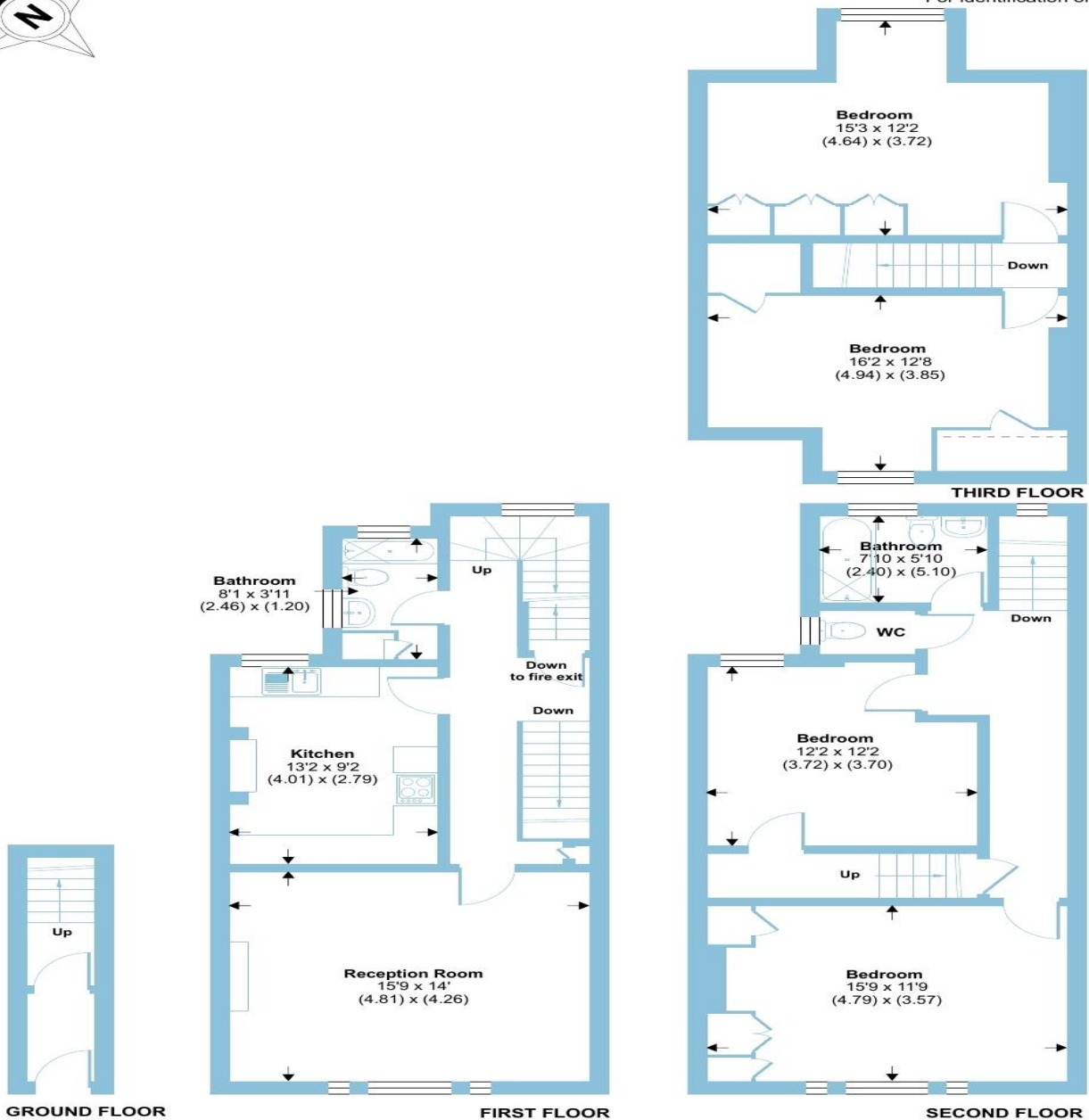
Bond Street, London, W5

Approximate Area = 1525 sq ft / 141.6 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Total = 1542 sq ft / 143.1 sq m

For identification only - Not to scale



welcome to Bond Street, London

- Located in the heart of Ealing Broadway
- Circa 1540 sq. Ft of living space
- Own entrance door & arranged over three floors
- Four large double bedrooms & two bathrooms + extra WC
- Spacious bright reception room & separate kitchen room

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 160 years from 29 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price **£750,000**

This split-level maisonette with its own entrance door, over three floors offering circa 1540 Sq. Ft of internal living space and is located on Bond Street in Ealing Broadway benefiting four double bedrooms, two bathrooms and no onward chain. Please call the Ealing branch for more information and to arrange a viewing.



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108895



Property Ref:
EAL108895 - 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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