



Burnham Way, London W13 9YB

welcome to **Burnham Way, London**

This spacious, duplex apartment with its own entrance, offers circa 800 sq. Ft and is situated on one of Northfields quiet, residential roads offering the perfect location for the sought after Fielding nursery & primary school and a short walk to a variety of transport links including the Piccadilly line and the E8 bus link. On the first floor the property offers a bright & airy modern open plan kitchen/reception room, a front double bedroom and a family bathroom, whilst the second floor offers a generous 20' main bedroom with an en-suite. Other benefits include a brand-new lease, driveway parking and no onward chain.

The property is within easy short walk to a variety of transport links including the E2 & E3 bus routes, Northfields tube & Boston Manor tube station (Piccadilly line), West Ealing overground train station (Great Western Rail & the new Elizabeth line), Northfields High Street and amenities such as, 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 of private and state schools.



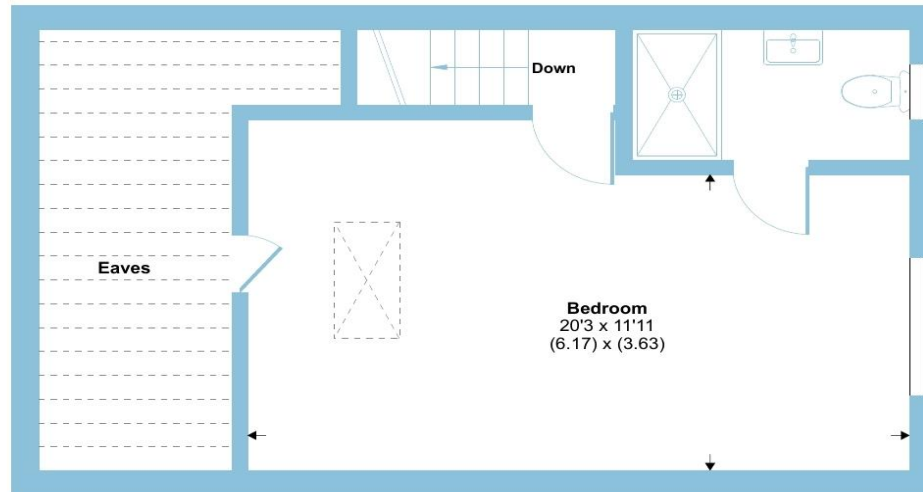
Burnham Way, London, W13



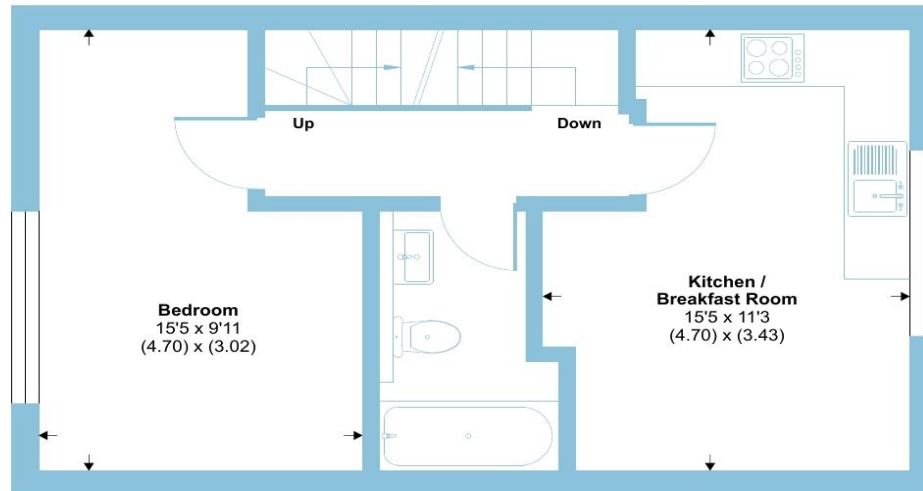
Denotes restricted
head height

Approximate Area = 769 sq ft / 71.4 sq m
Limited Use Area(s) = 109 sq ft / 10.1 sq m
Total = 878 sq ft / 81.5 sq m

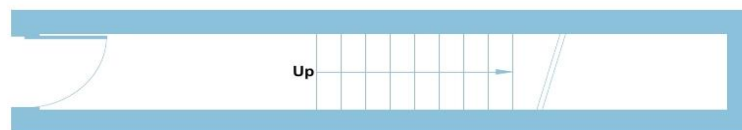
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.
Produced for Barnard Marcus. REF: 995964



welcome to

Burnham Way, London

- Split level duplex with its own entrance
- Perfect for owner occupiers or investors due to its location
- Two double bedrooms & two bathrooms
- Driveway parking
- Walking distance to transport

Tenure: Freehold EPC Rating: C

Council Tax Band: C

Guide Price £475,000

This spacious, duplex apartment situated in the quiet location of Burnham Way in Northfields/Ealing, benefits from two double bedrooms, two bathrooms, driveway parking, a brand-new lease 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

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Property Ref:
EAL109513 - 0002

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