



## Durham Road, London, W5 4JP

- Attractive Edwardian property
- Three bedrooms
- Three reception rooms
- Moments to South Ealing Station
- In need of modernisation
- No upper chain
- Enclosed rear garden
- Close to well regarded schools

**Asking Price £775,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Set in a sought after location merely moments to shops schools and transport, this three bedroom property offers a superb opportunity to create a fantastic family home.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall, two inter connecting reception rooms, fitted kitchen with a door to the side and dining room that overlooks and opens onto the rear garden.

To the first floor there are three well proportioned bedrooms and bathroom with separate WC.

**Outside**

There is an enclosed garden to the rear of the property that is mainly paved with a variety of shrubs and trees.

To the front of the property there is a small paved garden.

**Situation**

The property is positioned just moments from South Ealing tube station and within close proximity of well regarded schools, there are numerous parks nearby and the many independent shops, restaurants and coffee shops of South Ealing Road and Northfields Avenue are a short stroll away.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Ealing

Council Tax Band: E

EPC Rating: D

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



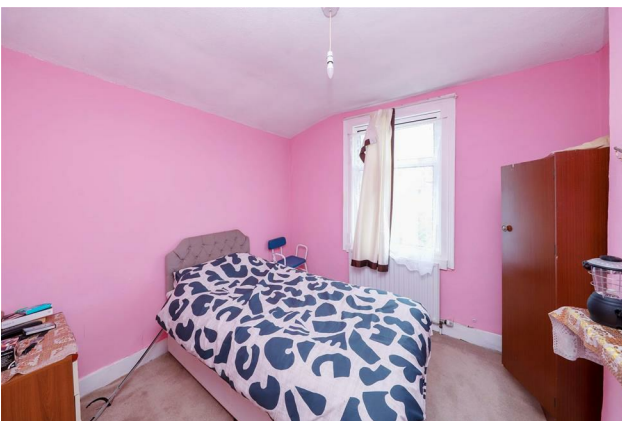
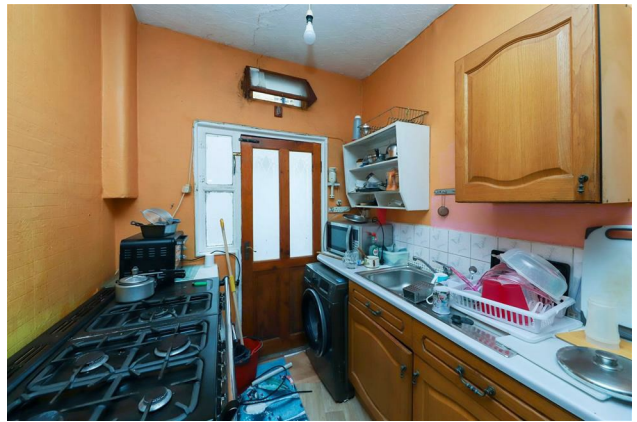
1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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