



Darwin Road, London, W5 4BD

**Welcome to
Darwin Road, London**

A spacious, modern ground floor conversion flat residential road nestled in South Ealing W5. The property offers a front double bedroom, a second double bedroom with doors onto the private patio courtyard, a contemporary family bathroom and a large 19' open plan modern kitchen/living room with bi-folding doors onto a good-sized private rear garden, perfectly set up for entertaining. Other benefits include a hallway downstairs storage cupboard, double glazing throughout, a share of freehold, a 900+ year lease and no onward chain.

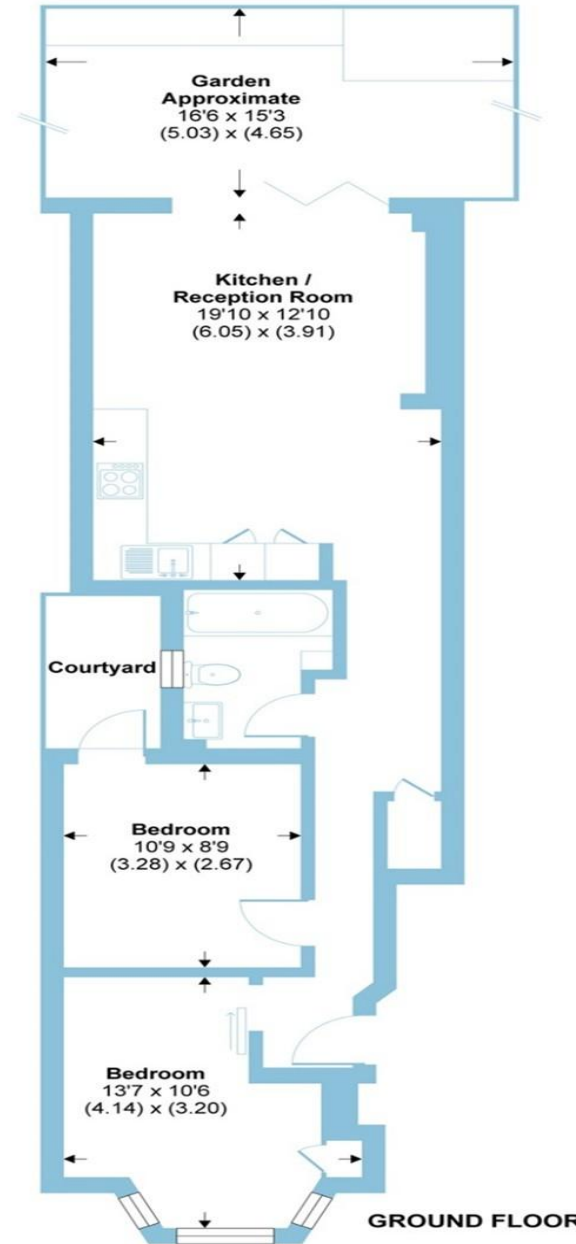
The property is within an easy, short walk to a variety of transport links including the E2 & E3 bus routes, Boston Manor & South Ealing tube station (Piccadilly line), Brentford overground train station (South Western rail), local gastro pubs and cafes, Ealing Broadway is also nearby offering additional transport links including the Central line and Elizabeth line, the popular retail shopping mall, a variety of supermarkets, local schools, and abundance of restaurants & bars. The M4/A4 is nearby and easily accessible for SKY and other A4 corridor business are just a short distance away.



Darwin Road, London, W5

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 782362



Welcome to

Darwin Road, London

- Ground floor conversion flat
- Rear private garden + additional private patio
- Two double bedrooms
- Share of Freehold & 900+ year lease
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This modern, ground floor conversion flat situated in a quiet residential road, with nearby transport links & local amenities, benefitting two double bedrooms, a private rear garden, a share of freehold and no chain. Please call the Ealing branch today to arrange a viewing!

offers in excess of **£475,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109873



Property Ref:
EAL109873 - 0006

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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