



Model Cottages, London, W13 9LF

Welcome to

Model Cottages, London

A split-level maisonette, which was newly refurbished throughout a few years ago and does not disappoint, skilfully and creatively designed, finished to a high standard creating a striking first impression and is undeniably a wow factor. Highlights of the property include a spacious living room and a separate study in keeping with the character, a separate stylish kitchen offering high quality units, work tops and integrated appliances and a modern marble effect contemporary bathroom. The layout of the accommodation is stylish, yet functional with a loft converted bedroom, and the many features of the property include a lease of circa 121 years remaining with low ground rent and service charges, sold with no onward chain complications.

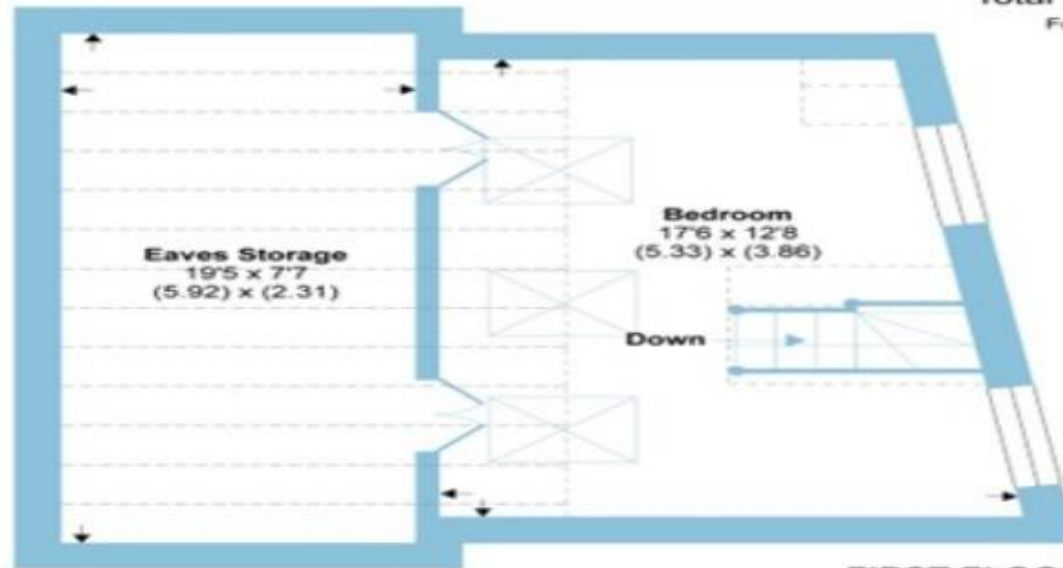
The local amenities of Northfields Avenue and West Ealing are within a short walk and offering a range of supermarkets, local popular parks and transport links such as the Piccadilly line, Great Western Rail and the Crossrail. Ealing Broadway is also within easy access offering the popular retail shopping centre, an abundance of restaurants, cafes and bars.



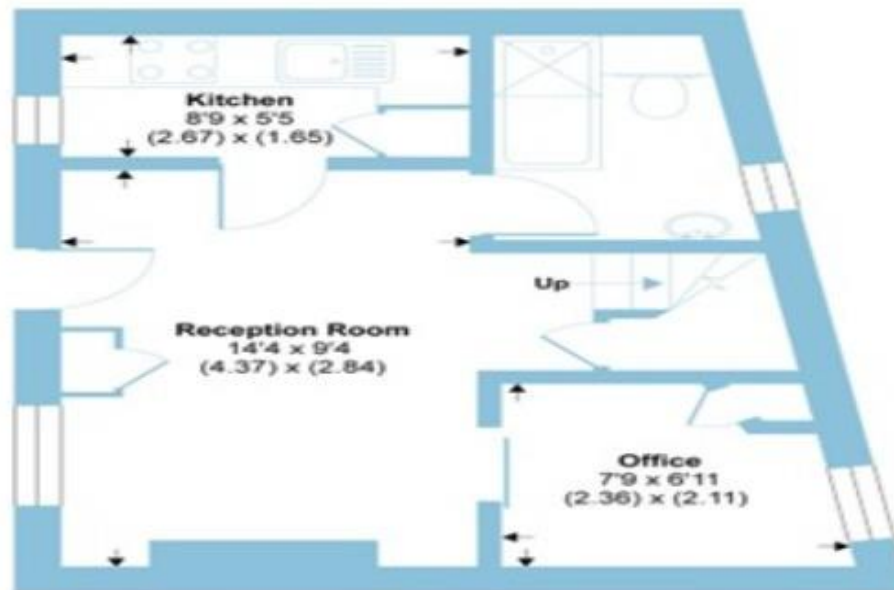
Northfield Avenue, London, W13

Approximate Area = 436 sq ft / 40.5 sq m
Limited Use Area(s) = 236 sq ft / 21.9 sq m
Total = 672 sq ft / 62.4 sq m

For identification only - Not to scale



FIRST FLOOR



Denotes restricted
head height

GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Barnard Marcus. REF: 772051

barnard marcus

Welcome to

Model Cottages, London

- Luxury split level maisonette
- Sought after location in Northfields/Ealing
- Leafy views of the Northfield Allotments
- Designer kitchen
- No onward chain

Tenure: Leasehold

EPC Rating: C

Council Tax Band: D

Service Charge: 649.88

Ground Rent: 200.00

This split-level maisonette nestled within Northfields allotments; this rarely available Model Cottages is a truly sensational home offering 672 sq. ft. of luxurious accommodation and offering a leafy outlook to the front and is in a highly regarded location close to a variety of nearby transport li

guide price £400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL107390



Property Ref:

EAL107390 - 0003

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.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk