



**Hazel Court, Hamilton Road, London W5 2EE**

## ***Welcome to***

### **Hazel Court, Hamilton Road, London**

A ground floor flat, set within a purpose-built building that is situated on a quiet residential road in Ealing. The property does require some internal cosmetic refurbishment which is perfect for a purchaser wanting to create their own style home. The property offers a spacious 17' reception/dining room, a separate kitchen, two good sized double bedrooms and a 4-piece family bathroom. Other benefits include built-in wardrobes, three useful hallway storage cupboards and a well-kept rear residents' communal garden. The flat comes with a 900+ year lease, a 1/24th equal share of the building freehold, and no onward chain. There is parking to the rear accessed via a keypad entry security gate. A private parking space is available for purchase from the freeholders.

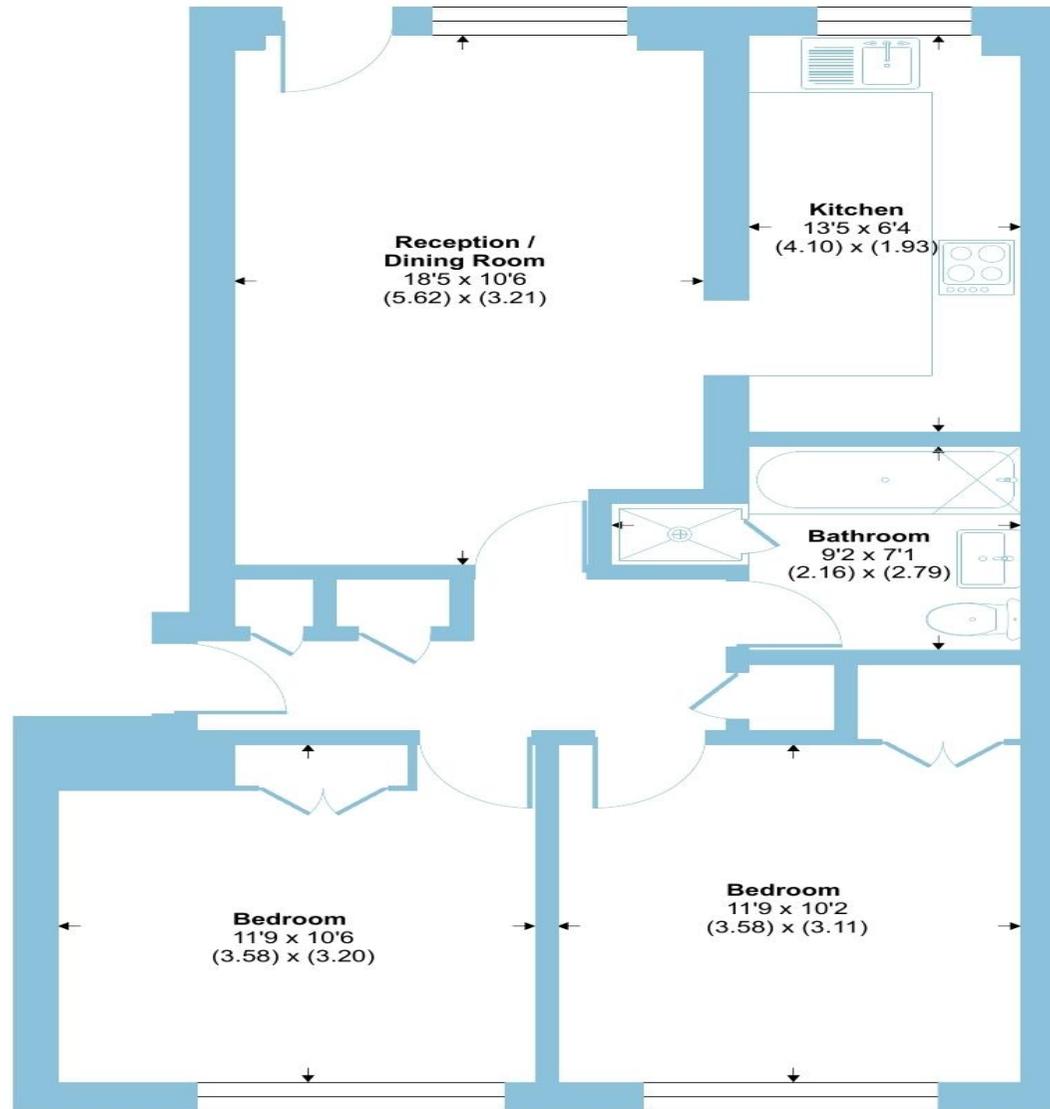
The property is moments away from a variety of transport links including local bus routes, Ealing Broadway train station (Central, District and Elizabeth lines, and First Great Western train services). The local high street amenities include Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, Filmworks Picturehouse, together with a good selection of renowned private and state schools and nearby parks such as Ealing Common, Walpole and Gunnersbury Park.



# Hamilton Road, London, W5

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



## Welcome to

### Hazel Court Hamilton Road, London

- Ground floor flat set within a purpose-built block
- Two double bedrooms
- Residents communal garden
- Share of freehold and 900+ year lease
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This ground floor flat, benefiting two double bedrooms, a long lease and no onward chain. situated on Hamilton Road in Ealing, perfectly located for Ealing Broadway's amenities and transport links. Please call the Ealing branch for more information and to arrange a viewing!

## offers in excess of £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109872](https://barnardmarcus.co.uk/Property/EAL109872)



Property Ref:  
EAL109872 - 0008

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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