



**Kenilworth Road, London, W5 3UH**

## Welcome to

## Kenilworth Road, London

A wonderful opportunity to purchase on one of Ealing's most desirable tree-lined residential roads, this second-floor conversion flat is set within an attractive Edwardian building nestled in the heart of Ealing Broadway, W5. The property features a bright open-plan reception and kitchen area with a charming bay window, bespoke built-in shelving and an original fireplace. A small flight of steps leads down to the main double bedroom, complete with a useful built-in storage cupboard and a characterful fireplace. A second double bedroom is positioned at the rear of the property, along with a well-proportioned family bathroom.

Additional benefits include an abundance of natural lighting throughout the property, low service charges, no onward chain, and the bonus of wonderfully friendly neighbours and freeholders, creating a warm and welcoming community feel.

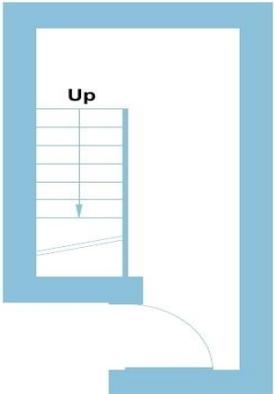
Perfectly positioned, the property is moments from a wide range of transport options including local bus routes and Ealing Broadway Station, providing access to the Central, District, Great Western and Elizabeth line, offering exceptional convenience for commuters and travellers alike. Ealing Broadway's vibrant shopping centre, diverse restaurants, cafés, bars, the Filmworks Picturehouse, and a selection of renowned private and state schools are all within easy reach. Nearby green spaces include Ealing Common, Walpole Park and Gunnersbury Park, with the A406 and M4 also easily accessible.



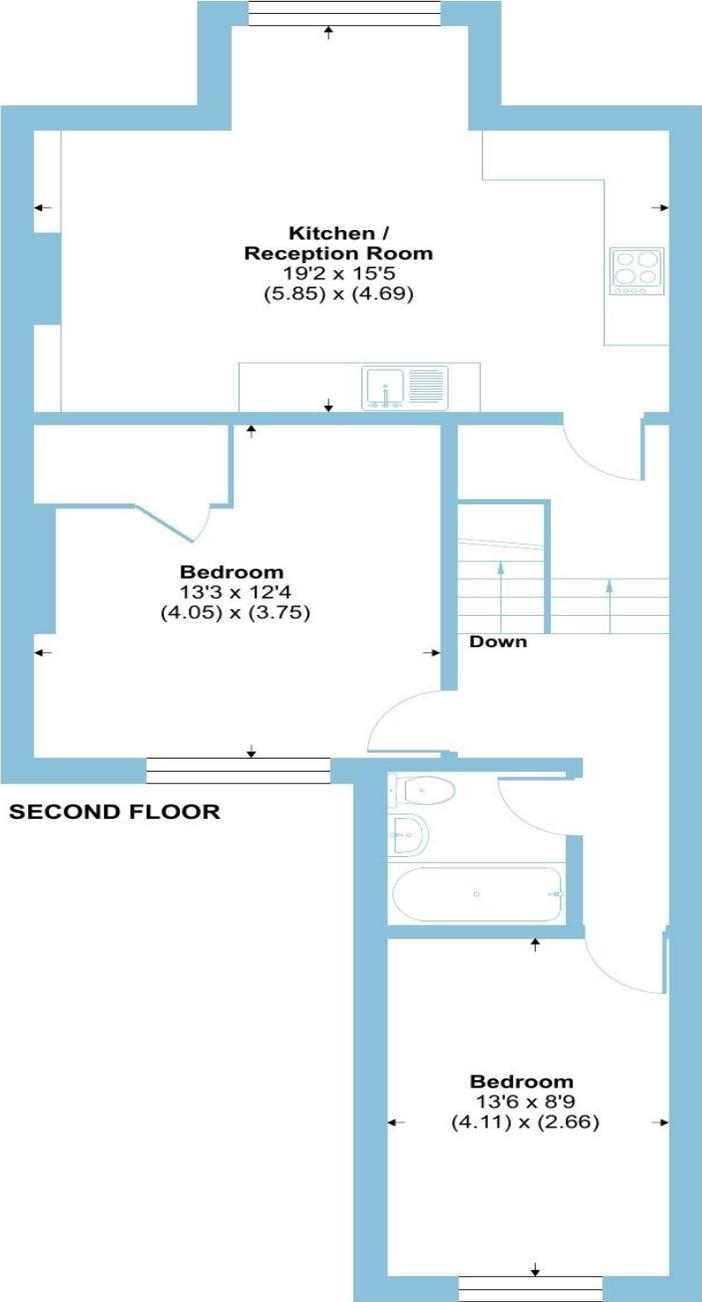
# Kenilworth Road, London, W5

Approximate Area = 761 sq ft / 70.6 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



## Welcome to

### Kenilworth Road, London

- Well-presented, conversion flat in the heart of Ealing
- Two double bedrooms
- A short walk to the high street amenities and transport connections
- Low service charges & no onward chain
- On street/permit parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A well-presented second floor conversion flat in Kenilworth Road Ealing, benefiting two double bedrooms, excellent nearby transport links and amenities, a short walk to green open spaces and parks, and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing

offers in excess of **£500,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL109888](https://barnardmarcus.co.uk/Property/EAL109888)



Property Ref:  
EAL109888 - 0002

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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