

Ashmead House, Tewkesbury Road, London W13 0DP

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welcome to

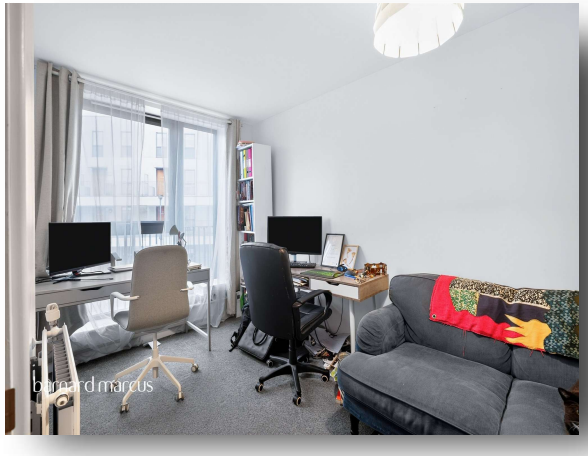
Ashmead House Tewkesbury Road, London

A modern duplex apartment in the heart of West Ealing, ideally positioned for excellent transport links and local amenities. Offered to the market chain free, the property extends to approximately 980 sq. ft. and is arranged over two spacious floors.

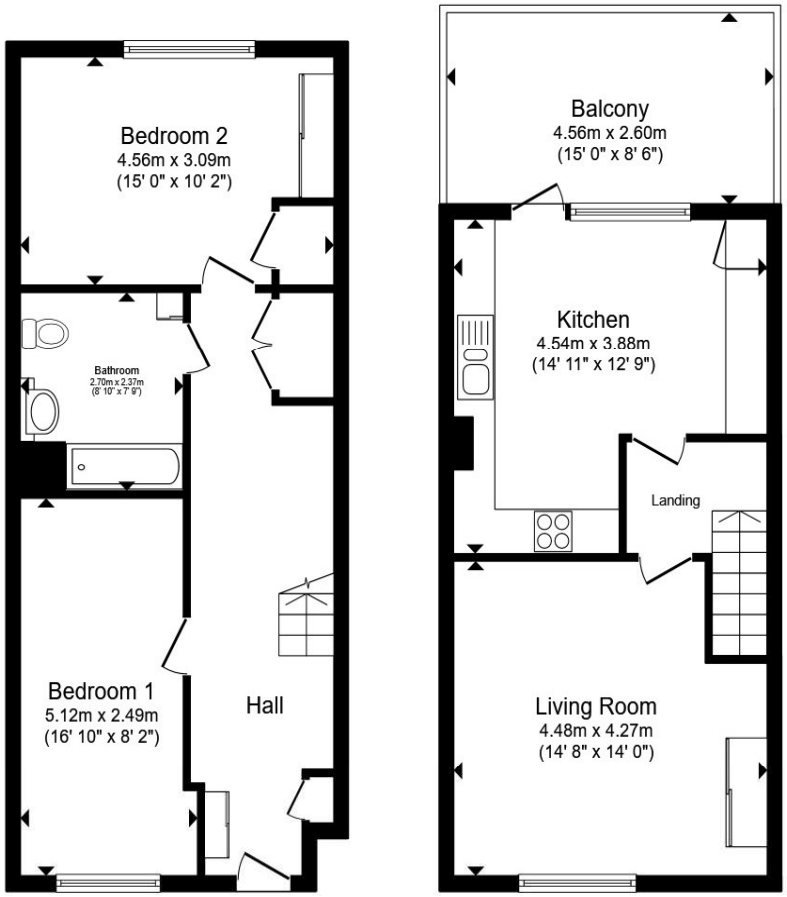
The accommodation comprises two generous double bedrooms and a contemporary family bathroom on the lower level. Occupying the upper floor is a modern fitted kitchen/breakfast room with integrated appliances and direct access to a private balcony/terrace, alongside a separate reception room ideal for entertaining and everyday living.
Further benefits include impressive floor-to-ceiling windows throughout, flooding the property with natural light, built-in wardrobes, a useful hallway storage cupboard, a secure residents' intercom entry system, lift access, well-maintained communal gardens, and residents' off-street parking.

The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants and a variety of transport links including bus links and West Ealing train station which offers the Great Western Rail & Elizabeth line. Ealing Broadway's bustling town centre is also walking distance away, offering the popular retail shopping centre, the sought after Filmworks picture house, an abundance of popular restaurants, bars, cafes, additional transport links and wonderful green open spaces and local golf clubs.









4th Floor **5th Floor**

Total floor area 91.0 m² (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Ashmead House Tewkesbury Road, London

- Duplex, modern apartment in West Ealing
- Two good-sized double bedrooms
- A private balcony + resident's communal garden
- Residents off street parking
- Excellent nearby transport links including Elizabeth line & GWR

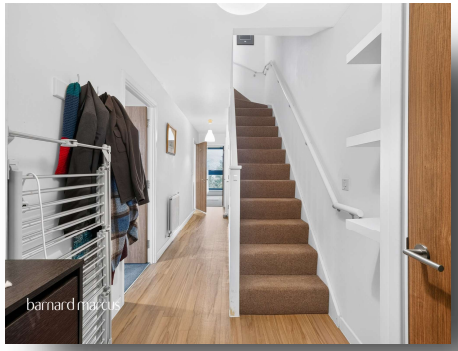
Tenure: Leasehold EPC Rating: B Council Tax Band: D
Service Charge: 3208.56 Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

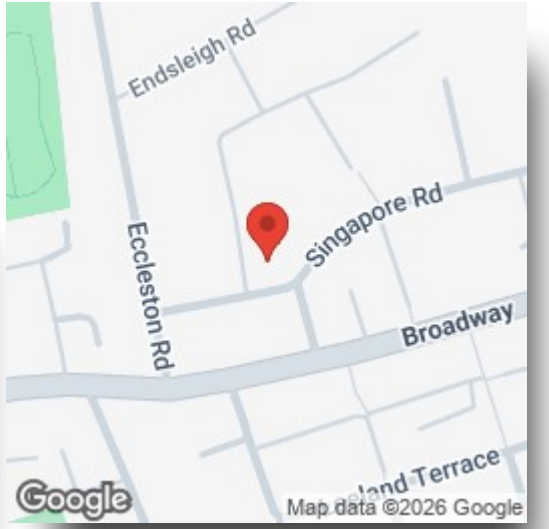
offers in excess of

£425,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110243

The Property Ombudsman

Property Ref:
EAL110243 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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