

The Warwick Warwick Road, London W5 5PT

barnard marcus

welcome to

The Warwick Warwick Road, London

A second-floor modern apartment with a private balcony, set within a private gated development " The Warwick" located in the heart of Ealing Broadway offering convenience and excellent transport connectivity.

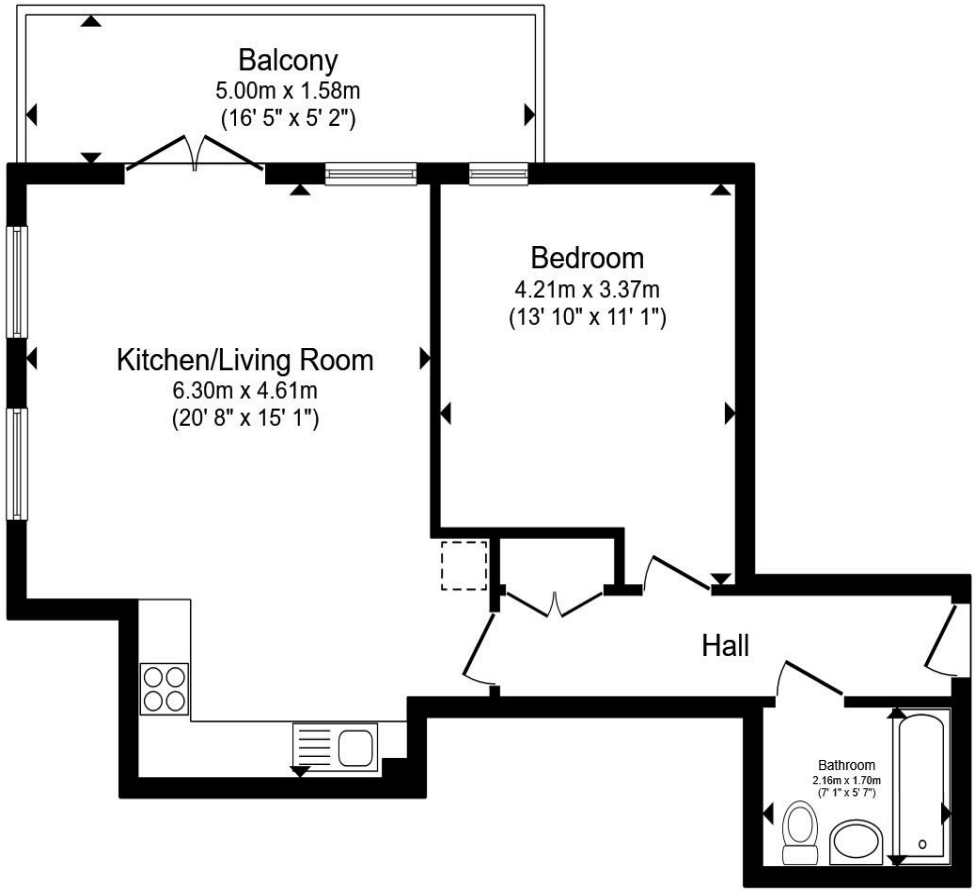
The property offers a generously proportioned open-plan living area, complemented by a cleverly crafted bespoke kitchen featuring quartz worktops and fully integrated appliances, providing the perfect blend of style and practicality for modern living. Large windows and doors open onto a private balcony, creating an abundance of natural light throughout the apartment. The accommodation further comprises a spacious double bedroom and a contemporary luxury bathroom finished to a high standard.

Further benefits include a new homes warranty (approximately nine years remaining), a 999-year lease, engineered wood flooring, LED lighting, electric underfloor heating, and an energy-efficient hot water system, resulting in a modern, low-maintenance and cost-effective family home. Ideally positioned for transport connections, circa 5 minutes' walk to South Ealing underground station (Piccadilly line) and under 15 minutes' walk to Ealing Broadway (Elizabeth line), as well as an excellent selection of highly regarded private and state schools, The Warwick enjoys easy access to the vibrant array of shops, restaurants, cafés, and the green open spaces.











Floor Plan

Total floor area 51.8 m² (558 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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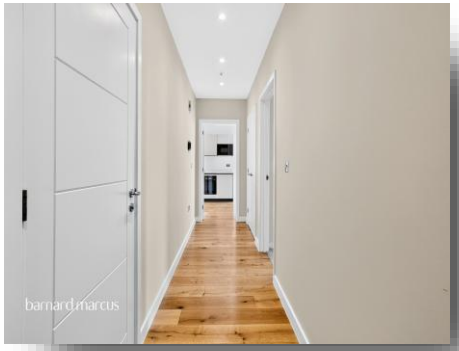
- The Warwick, a new private gated development
- Second floor apartment with a private balcony
- Prime location, and is situated on one of Ealing's sought after residential roads
- A short walk to South Ealing & Ealing Broadways tube/train station
- Designer bespoke fitted kitchen and brand new integrated appliances

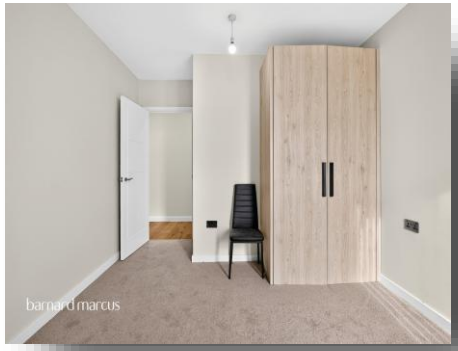
Tenure: Leasehold EPC Rating: C Council Tax Band: D
Service Charge: 1425.57 Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£499,500









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110206

The Property Ombudsman

Property Ref:
EAL110206 - 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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