

Zeynatta House, Cranmer Avenue, London, W13 9SH

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welcome to

Zeynatta House Cranmer Avenue, London

Situated in the heart of Northfields and moments from Northfields Avenue amenities, this exceptional lower ground floor apartment offers an impressive blend of contemporary design, generous living space, and superb outdoor entertaining areas.

Extending to approximately 920 sq.ft, the property features a stunning open-plan living room and modern kitchen, creating a bright and sociable space ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms and the rare benefit of three private patios and terraces, providing multiple outdoor spaces to relax, dine and enjoy throughout the day.

Further advantages include no onward chain, a share of freehold and a lease in excess of 900 years, offering long-term security and peace of mind for prospective purchasers.

Perfectly positioned within easy reach of the boutique shops, cafés and restaurants of Northfields Avenue, the property also benefits from excellent transport connections, including Northfields Underground Station (Piccadilly Line), providing convenient access into Central London and Heathrow.

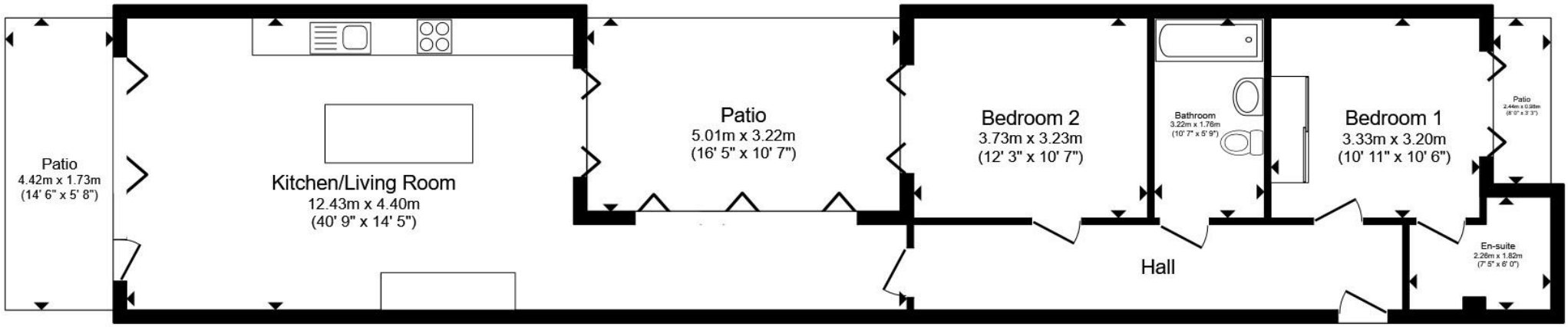
A superb home for first-time buyers, downsizers, and professionals alike, this unique apartment is expected to generate significant interest.











Basement

Total floor area 85.3 m² (919 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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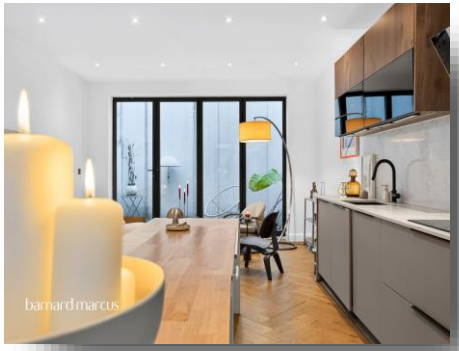
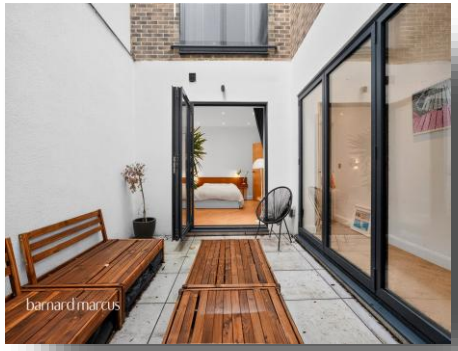
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lower ground floor, modern contemporary apartment offering circa 920 sq.ft
- Two double bedrooms
- Three private patios/terraces
- Large open plan Living room & kitchen
- Excellent nearby transport links (including Northfields tube station)
- Nestled in the heart of Northfields Avenue/Ealing
- 900+ year lease & a share of freehold
- Sale by Modern Auction (T&Cs apply)

Tenure: Leasehold
EPC Rating: C Council Tax Band: D
Service Charge: 890.00 Ground Rent: 250.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

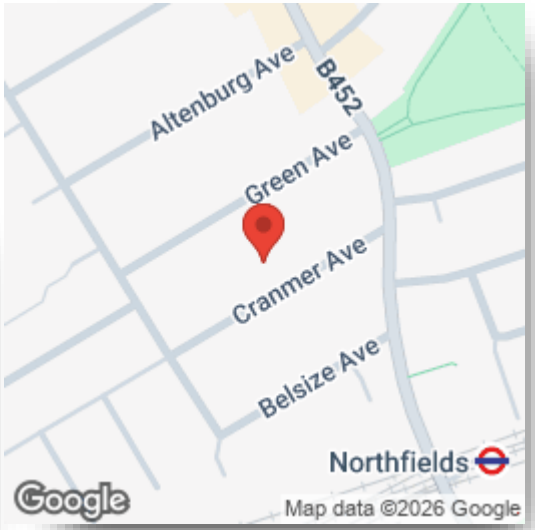
Sale by Modern Auction (T&Cs apply) * should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria)

guide price **£400,000**









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110208

The Property Ombudsman

Property Ref:
EAL110208 - 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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