



Mulgrave Road, London, W5 1LF

Welcome to Mulgrave Road, London

This well-presented, five bedroom, 1930's family home, situated in the sought after Greystoke Park Estate in Ealing, the home is perfectly positioned close to Ealing's popular parks and cultural landmarks with Hanger Lane station a short walk away, providing fast Central Line access into central London, plus easy access for the A40 & North Circular, Hanger Hill Park and golf course. On the ground floor the property offers porch and a good-sized entrance hall, a front bright & airy reception room with a bay window, a second rear reception/dining room with French doors onto the generous mature rear garden and a kitchen, whilst the upper floors offer five good-sized bedrooms and two bathrooms. Other benefits include eaves storage, a ground floor WC, driveway off street parking, a private garage, potential to extend to the rear of the property (STPP) and on onward chain.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Mulgrave Road, London, W5

Approximate Area = 1567 sq ft / 145.5 sq m

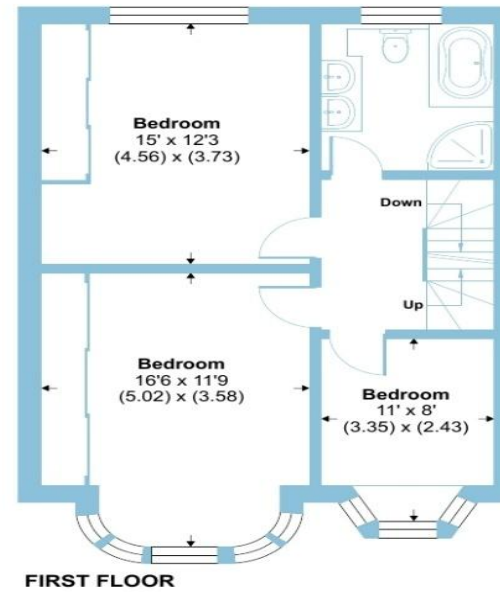
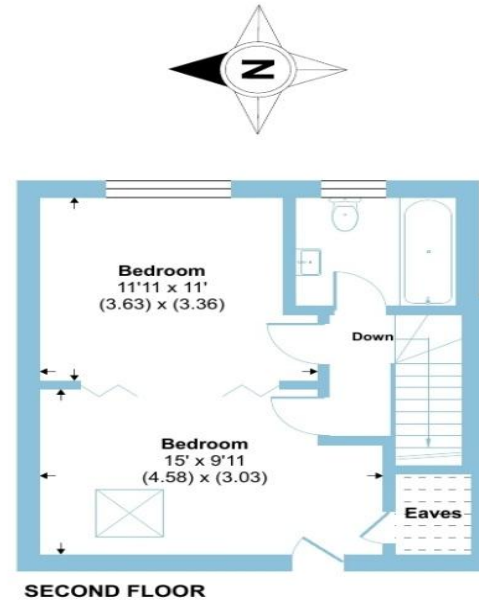
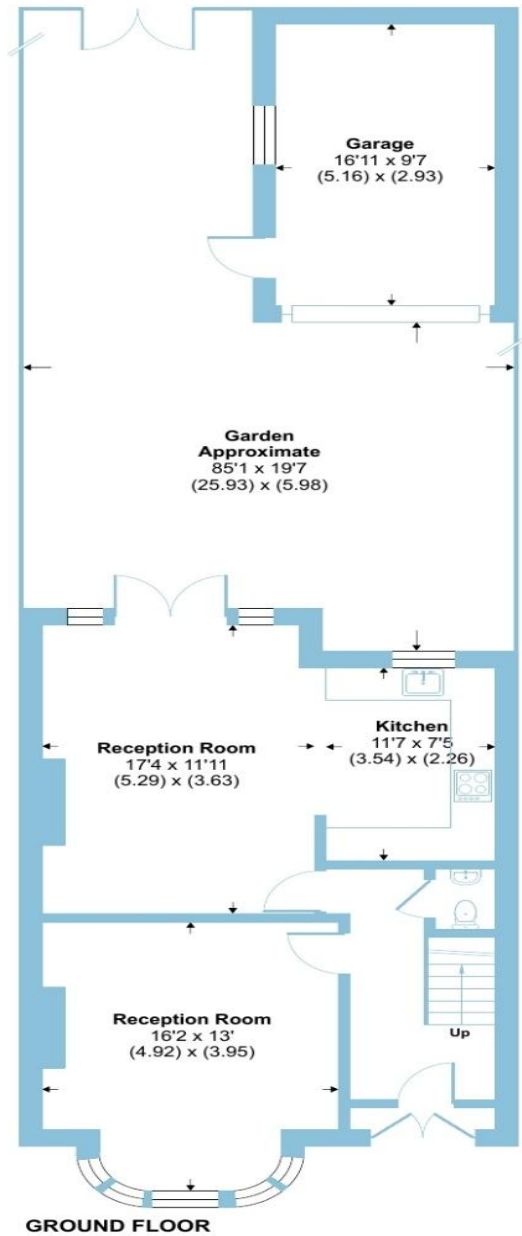
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1750 sq ft / 162.4 sq m

For identification only - Not to scale

Denotes restricted head height



Welcome to

Mulgrave Road, London

- 1930's Family Home in Ealing W5
- Five bedrooms & two bathrooms + extra WC
- Two spacious reception/living rooms
- Driveway off street parking + private rear garage with rear access
- Sale by Modern Auction (T&Cs apply)

Tenure: Freehold EPC Rating: D

Council Tax Band: F

** Sale by Modern Auction (T&Cs apply) **This well-presented family home situated on Mulgrave Road in Ealing, benefits five bedrooms, two bathrooms, two receptions, off street parking and a private garage, a large rear garden and no onward chain. Please call the Ealing branch today to arrange a viewing!

guide price **£850,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109823



Property Ref:
EAL109823 - 0003

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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