

Ipswich Court Copley Close, London W7 1DX

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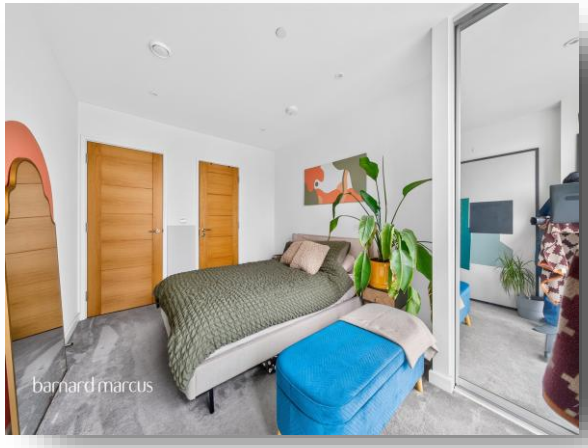
welcome to

Ipswich Court Copley Close, London

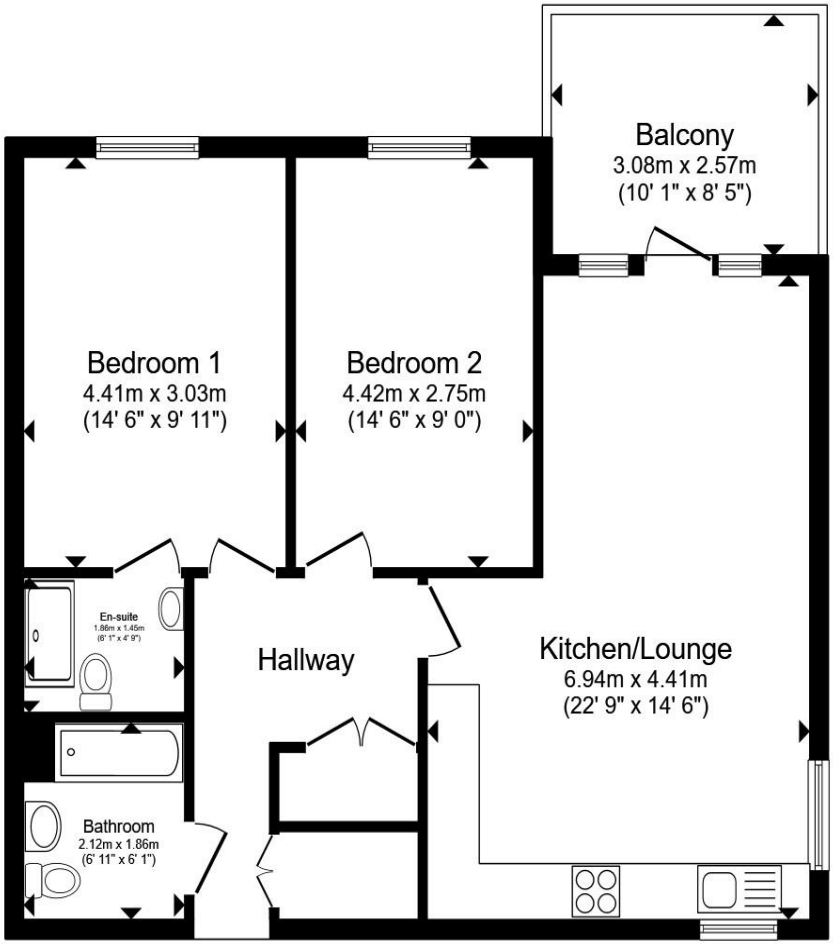
This delightful, third floor apartment set within Ipswich Court in Copley Close Hanwell, very well presented internally and providing generous internal living space with a modern and contemporary finish and is within a short walk to local amenities and transport links. The property offers a generous open-plan kitchen and living room with ample floor to ceiling cupboards, high quality integrated appliances, doors onto the private balcony with garden views and dual aspect windows creating an abundance of natural lighting, a primary double bedroom with a built in wardrobe, an en-suite bathroom and floor to ceiling windows, a second double bedroom with floor to ceiling windows and a second family bathroom. Other benefits include two hallway useful storage cupboards, residents landscaped communal garden, lease is circa 121years remaining, on-street parking, disabled parking available, secure video entry system, and residents' lift.

The property is within a short walk of a variety of transport links including the E1 & E3 bus routes, Hanwell & Castlebar Park train station (Elizabeth line & GWR), nearby is the sought after Bunny Park and Hanwell Zoo, Hanwells local amenities. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, Ealing Broadway tube station, the Filmworks picture house and a variety of green open spaces.











Total floor area 70.1 m² (755 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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welcome to

Ipswich Court Copley Close, London

- Spacious third floor, modern apartment in Hanwell W7
- Two double bedrooms & two bathrooms
- Private balcony & residents communal garden
- Nearby transport links including Elizabeth line & Great Western Rail
- Secure video entry system & lifts

Tenure: Leasehold EPC Rating: B Council Tax Band: C
Service Charge: 2300.17 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. 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

£450,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109884

The Property Ombudsman

Property Ref:
EAL109884 - 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.

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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