



Valley House, Manor Road, London, W13 0EW

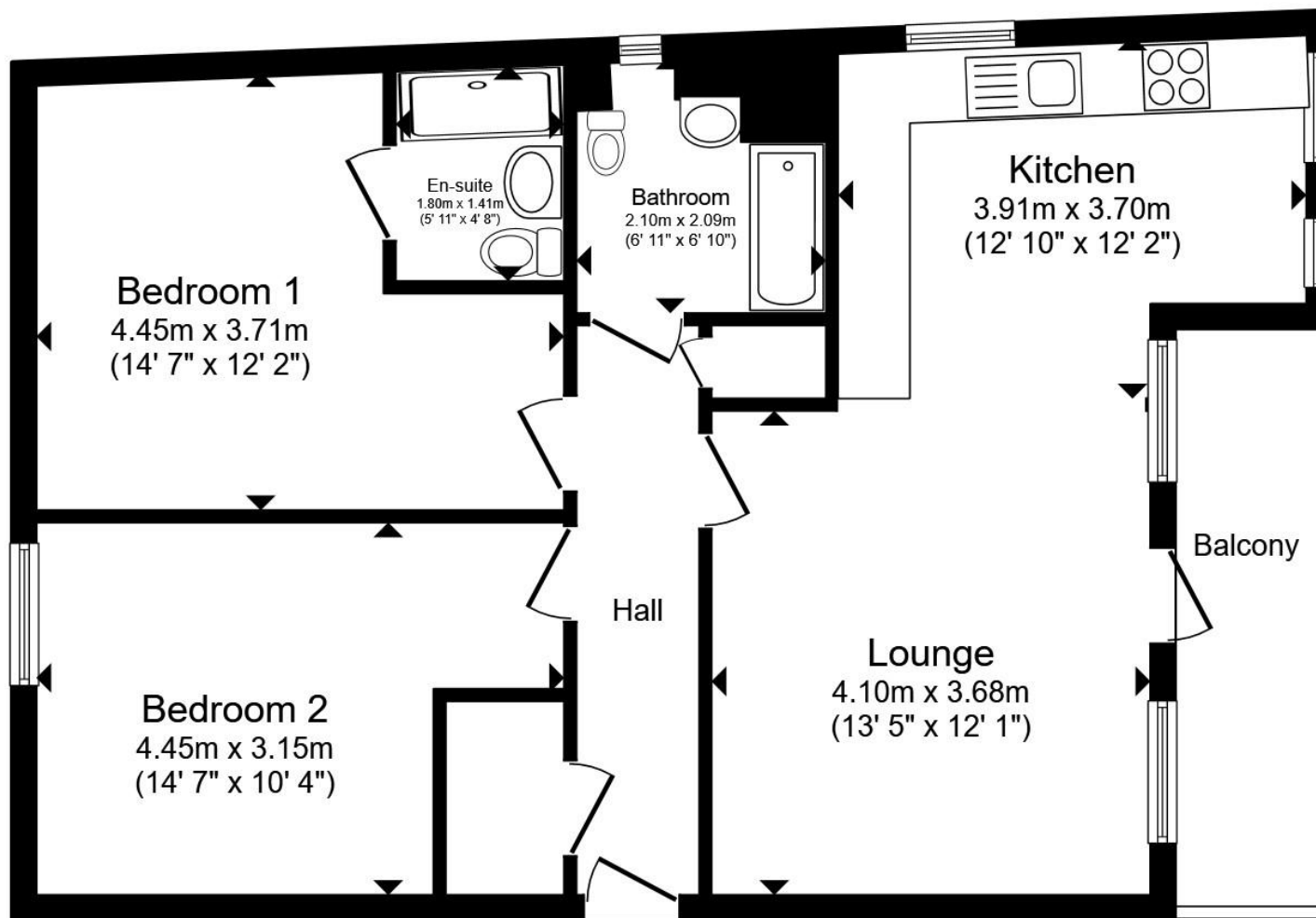
Welcome to

Valley House, Manor Road, London

This modern, spacious fourth floor apartment is set within a secure, gated development located in the heart of West Ealing, offering circa 750 sq.ft of internal space and the perfect location for local schools & transport links. The property offers a generous, bright & airy open-plan, modern kitchen and living room with integrated appliances and direct access to the private balcony with green urban views, a primary double bedroom with an en-suite bathroom, a second double bedroom with a built-in wardrobe and a second contemporary family bathroom. Other benefits include useful hallway storage cupboard, , video phone entry system, each apartment has its own HRV air filter system, both bedrooms offer floor to ceiling windows, resident's roof terrace with 360° views of London, a secure residents' cycle storage and Drayton Green park is right outside the development which is great for green views from the balcony and summer walks.

The property is within a short walk of a variety of transport links including the E1, E3 & 207 bus routes, West Ealing overground train station (Great Western Rail & Elizabeth line), West Ealing's local amenities including Waitrose. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house.





Total floor area 67.5 m² (727 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

Welcome to

Valley House Manor Road, London

- fourth floor, modern, spacious apartment, offering circa 750 sq.ft of living space
- Two double bedrooms & two bathrooms
- Two useful hallway storage cupboards
- Private balcony with urban views
- Large residents' roof terrace with 360° views of London

Tenure: Leasehold EPC Rating: C

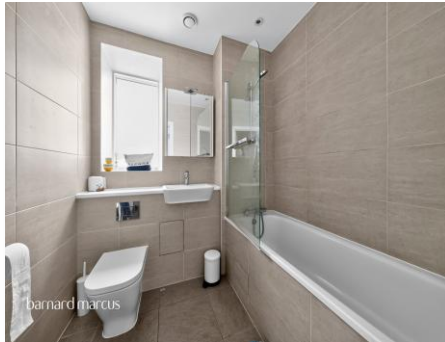
Council Tax Band: D Service Charge: 3480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A fourth floor, newer built apartment situated in Manor Road W13 with excellent nearby transport links and benefiting two double bedrooms, two bathrooms, a private balcony, and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!

guide price £549,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109497



Property Ref:
EAL109497 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk