



**College Court, London, W5 2PY**



## **Welcome to**

## **College Court, London**

A wonderful opportunity to purchase this spacious split-level maisonette in the heart of Ealing Broadway, with its own entrance door and offers circa 770 sq.ft of internal living space. The purchase is perfect for owners' occupiers or investors due to its location. The second floor offers a large rear reception/living room and a separate modern kitchen & eat-in-breakfast room, with the upper floor offering two double bedrooms and two bathrooms. Other benefits include a 900+ lease, residents communal garden, residents parking, a private garage, and no onward chain.

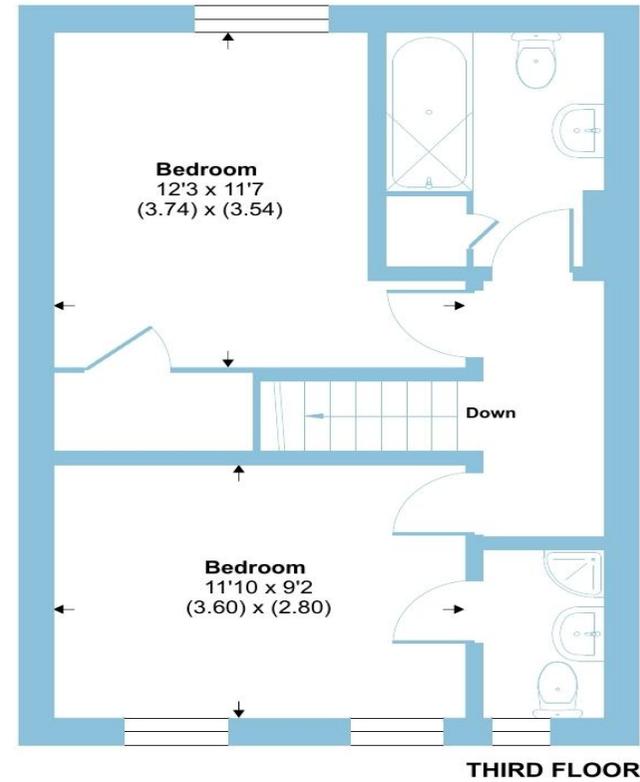
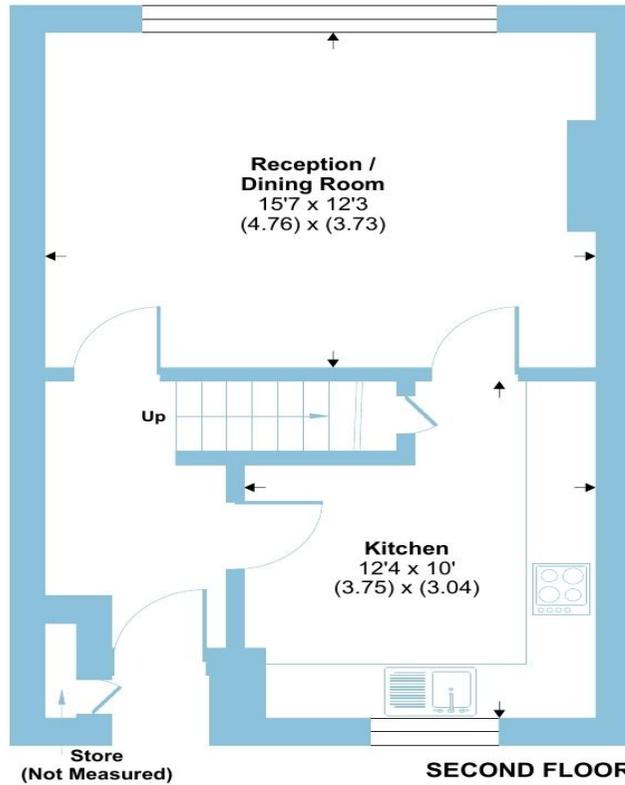
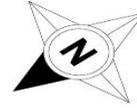
The property is moments away from a variety of transport links including bus stop links and the Ealing Broadway train station (Central line, District line, Great Western & new Elizabeth line), the high street local amenities including Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house, a good selection of renowned private and state schools and the local nearby parks such as Ealing Common, Walpole and Gunnersbury Park.



# College Court, The Mall, London, W5

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



## Welcome to

### College Court, London

- Own Entrance, split level maisonette
- Heart of Ealing Broadway W5
- Two double bedrooms & Two bathrooms
- Residents parking & a private garage
- No onward chain + 900+ year lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1656.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A well-presented, split-level Maisonette situated on The Mall in Ealing W5, the property benefits two double bedrooms, two bathrooms, a 900+ year lease, a private garage and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing.

offers in excess of **£500,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL109714](https://barnardmarcus.co.uk/Property/EAL109714)



Property Ref:  
EAL109714 - 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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