



St. Annes Gardens, London, NW10 7HL

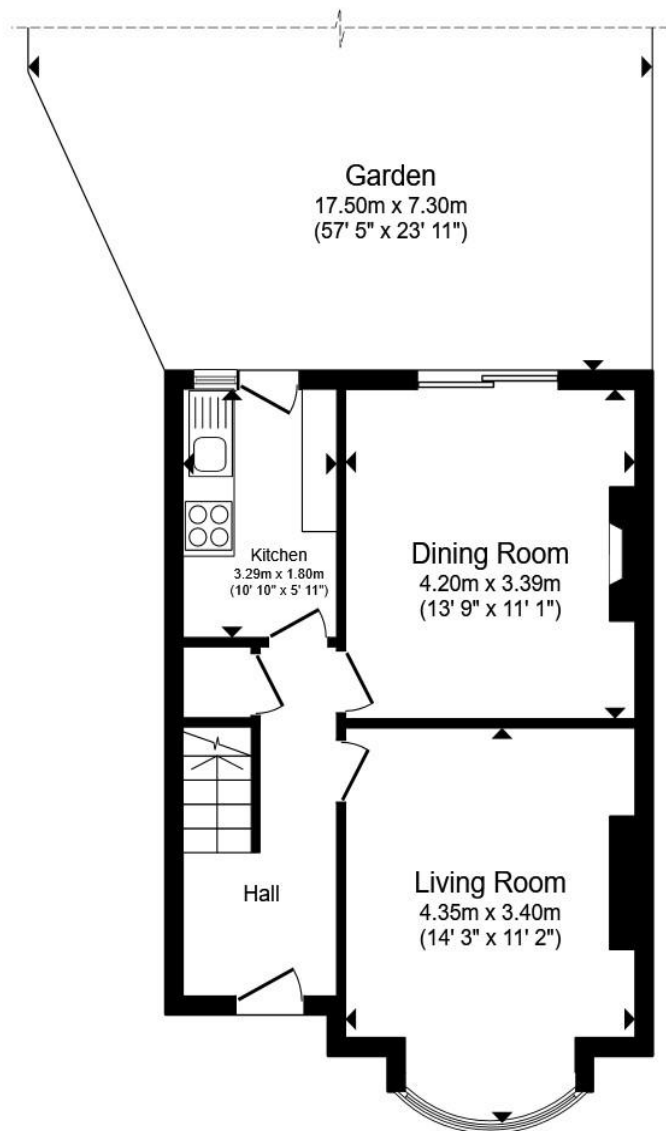
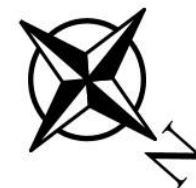
Welcome to

St. Annes Gardens, London

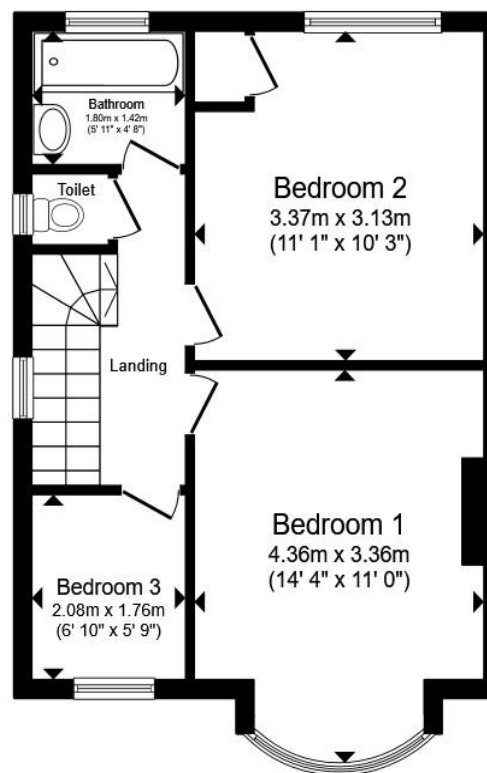
An opportunity to purchase a semi-detached house which is in need a full refurbishment, a great purchase to put your own stamp on and turn into a great family home and is situated in Twyford Abbey which is in Park Royal and very close to Ealing. On the ground floor the property offers a good-sized entrance hall, a front reception room with a bay window, a second reception/dining room with doors onto the rear garden and a separate kitchen. The first floor offers three bedrooms and a bathroom. The property further benefits a good-sized front and rear garden, potential to extend to the loft and rear of the property (STPP), and no onward chain.

Hanger Lane & Park Royal tube station are within a short walk offering the Central & Piccadilly line and Ealing Broadway & Westfield centre are both within easy access which offer popular retail shopping centres, cinema complex and an abundance of restaurants and cafes.

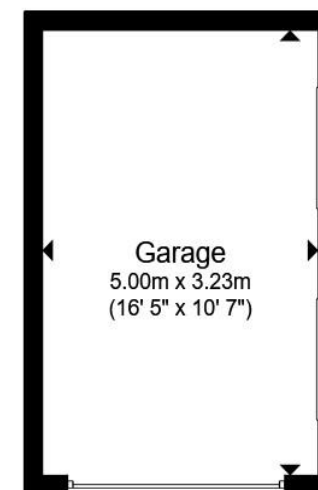




Ground Floor



First Floor



Garage

Total floor area 95.5 m² (1,028 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

St. Annes Gardens, LONDON

- Semi- detached house
- Private garage
- Three bedrooms
- Two reception rooms
- Front & rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: E

This Semi-detached house offering three bedrooms, two receptions, a private garage, no onward chain and potential to extend to the rear and loft (STPP), please call the Ealing branch today for more information and to arrange a viewing.

offers in excess of **£525,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109835



Property Ref:
EAL109835 - 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.



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