



barnard marcus

Clayponds Gardens, London W5 4RQ

welcome to

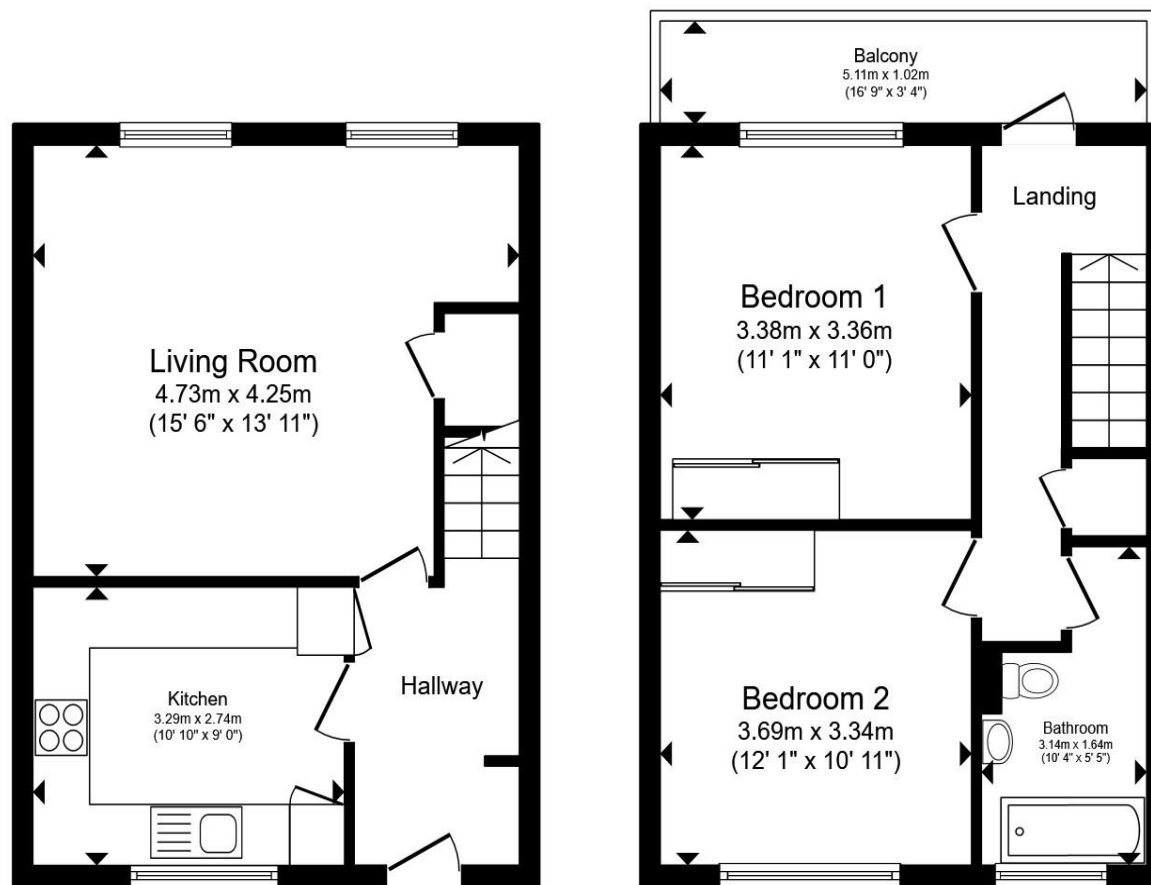
Clayponds Gardens, London

This beautifully refurbished duplex apartment is ideally positioned in the heart of South Ealing and offers modern, well-presented accommodation arranged over the ground and first floors, making it an ideal purchase for first-time buyers, owner-occupiers, and investors alike.

The ground floor features a stylish fitted kitchen with integrated appliances and a useful storage cupboard, alongside a spacious and light-filled reception room, creating the perfect space for both relaxing and entertaining. Upstairs, the property offers two generously sized double bedrooms and a contemporary family bathroom finished to a high standard. Further benefits include a private south-facing balcony, access to well-maintained communal gardens, residents' parking, potential to extend the lease upon completion, and no onward chain.

Ideally located, the property is within easy reach of the wide range of shops, cafés, restaurants, and everyday amenities along South Ealing Road. Excellent transport connections are available via South Ealing Underground Station (Piccadilly Line) and Brentford Mainline Station, providing convenient access to Central London and beyond. Ealing Broadway, Kew, and the A4/M4 are also easily accessible, while major employers along the A4 corridor, including Sky, Tesco, and Currys/PC World, are just a short distance away.





Ground Floor

First Floor

Total floor area 72.9 m² (785 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

Clayponds Gardens, London

- Duplex, modern apartment in South Ealing
- Two good-sized double bedrooms
- A private south facing balcony
- Recently refurbished & chain free
- Potential lease extension on completion

Tenure: Leasehold EPC Rating: C Council Tax Band: C

Service Charge: 800.00 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110144



Property Ref:

EAL110144 - 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.

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.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk