

Friston House, The Broadway, London, W5 5JN

barnard marcus

welcome to

Friston House The Broadway, London

The property comprises a bright and spacious open-plan kitchen/living room, thoughtfully designed to create a fantastic space for both relaxing and entertaining. The modern fitted kitchen offers a range of integrated appliances and storage, whilst large windows flood the room with natural light and provide an attractive outlook over the surrounding area.

The generous double bedroom benefits from fitted wardrobes and ample space for additional furnishings, creating a comfortable and practical retreat. The accommodation is completed by a stylish contemporary bathroom, finished to a high standard with attractive tiling, a full-sized bath with shower attachment, heated towel rail and natural ventilation.

Finished in neutral tones throughout and presented in excellent decorative order, the property is ready for immediate occupation and offers a fantastic opportunity to acquire a well-appointed home in one of West London's most sought-after locations.

Friston House is perfectly positioned for commuters and residents seeking a home at the centre of a vibrant and established London suburb. Ealing Broadway Station is just a short walk away, providing access to the Elizabeth Line, Central Line, District Line and National Rail services.

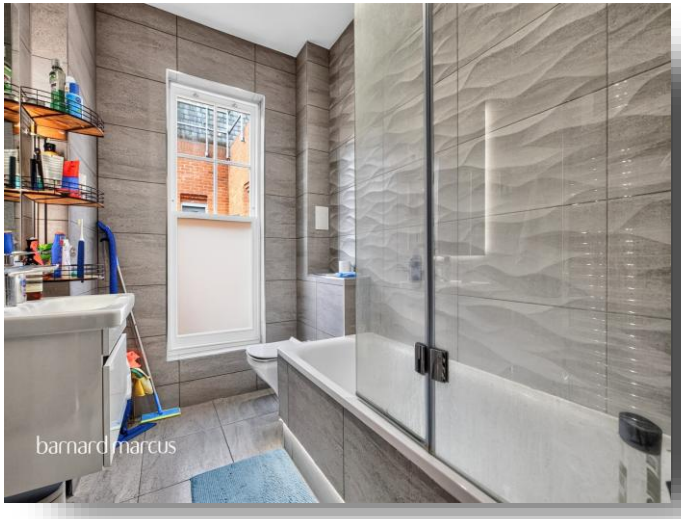
Residents can also enjoy an excellent selection of shops, restaurants, cafés, bars and leisure facilities, including the popular Filmworks development, all within easy reach.

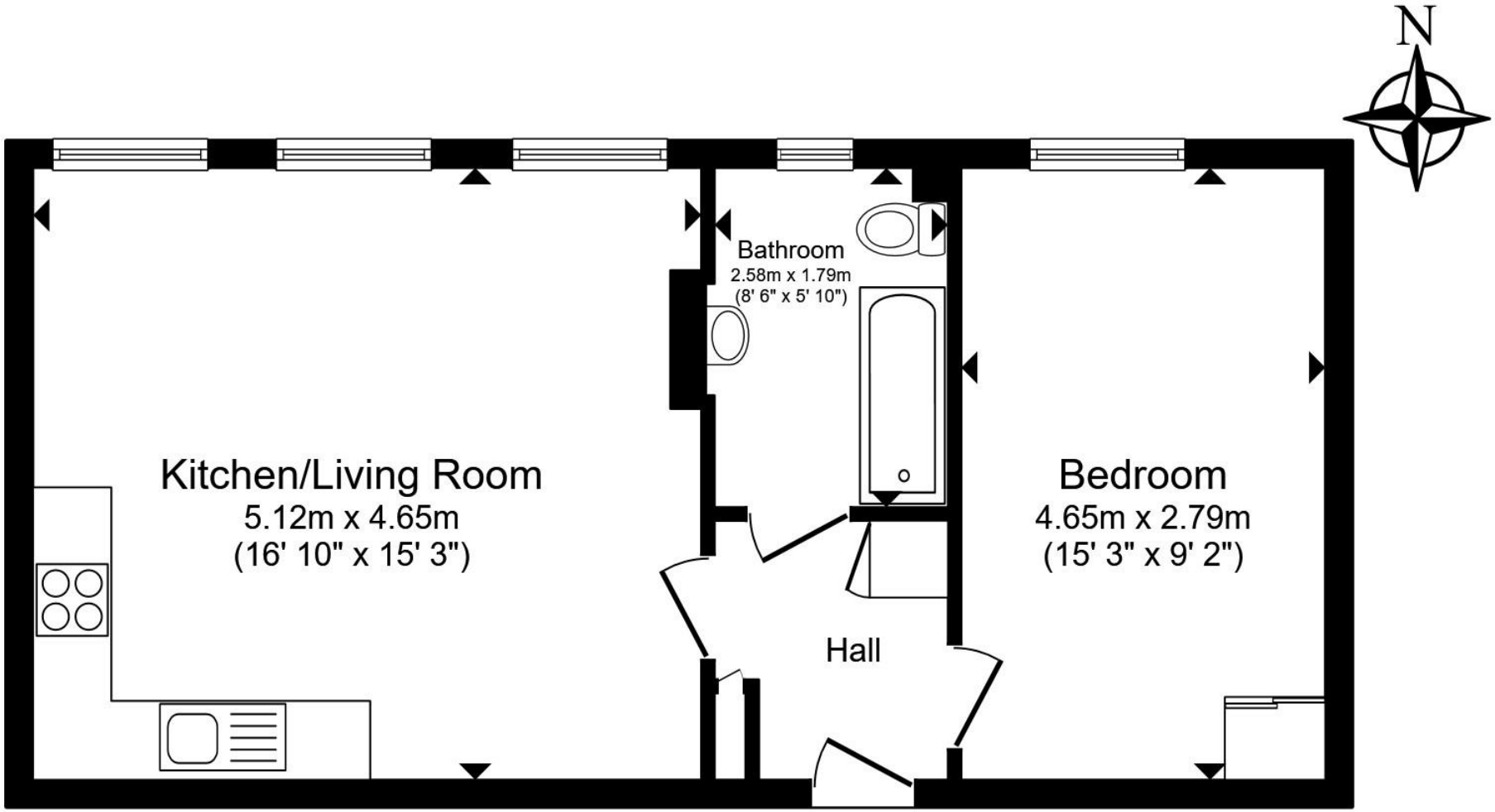
This superb apartment combines convenience and modern living.











Third Floor

Total floor area 46.0 m² (496 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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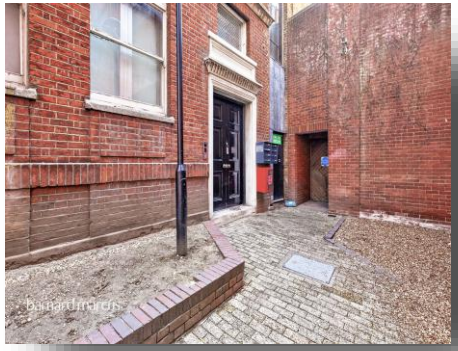
- Prime Ealing Location
- One Double Bedroom
- Open Plan Living
- Contemporary Bathroom
- Period Building
- Elizabeth Line Nearby

Tenure: Leasehold
EPC Rating: D
Council Tax Band: C
Service Charge: 1100.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 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 **£400,000**









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109978

The Property Ombudsman

Property Ref:
EAL109978 - 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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