



barnardmarcus

Murray Court, St. Margarets Road, London, W7 2HQ

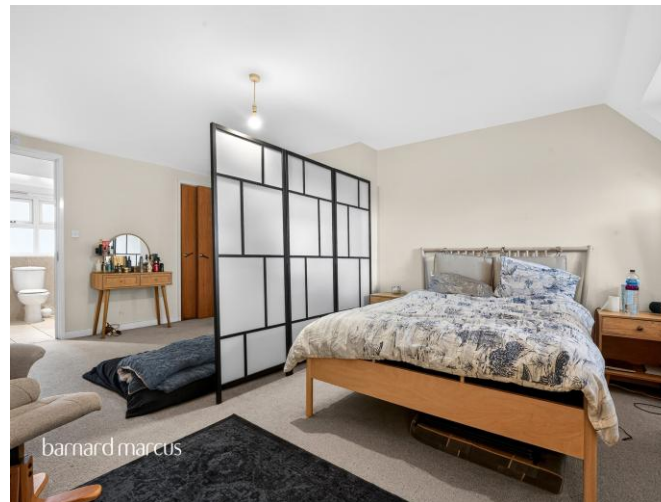
Not for marketing purposes INTERNAL USE ONLY

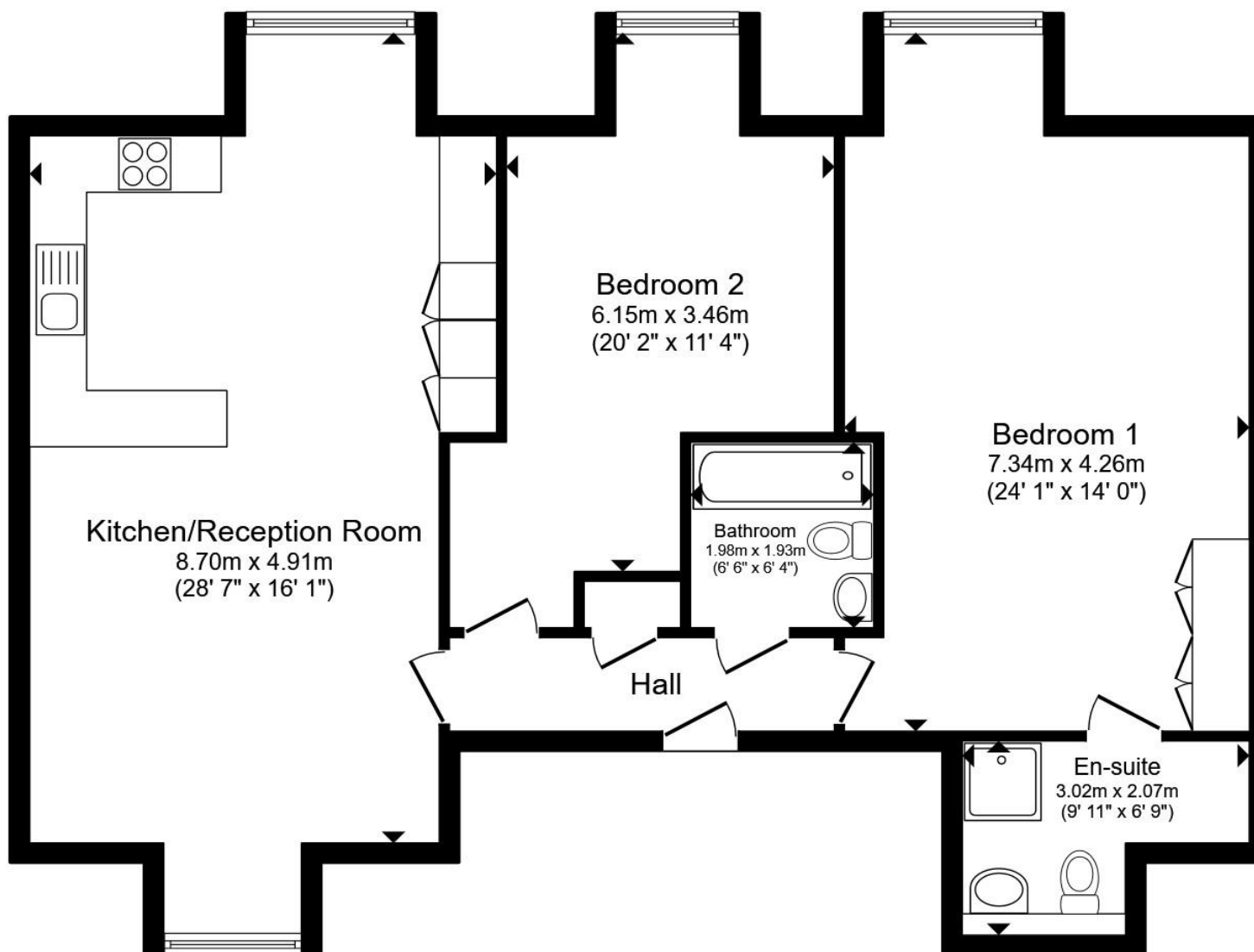
Welcome to

**Murray Court, St. Margarets Road,
London**

This well presented, modern penthouse flat with its very on floor, situated on a quiet residential road in the popular "Olde Hanwell" and is a short walk to local amenities including the new Tesco express and transport links and offering circa 1060 sq.ft of living space. The property offers a 28' open plan reception/dining and kitchen room with integrated appliances and dual aspect windows, a 24' main double bedroom with an en-suite bathroom, a second double bedroom and a second family bathroom. Other benefits include an allocated parking space, a large rear landscaped rear garden, a hallway storage cupboard, and bedroom fitted cupboards.

There are a variety of local, sought after primary and secondary schools including St Marks, Elthorne High & Oaklands, a good selection of renowned family gastro pubs such as, The Fox, The Green & The Emporium W7, local transport links and local sought after green open spaces such as Elthorne Park, Three Fields and the popular Boston Manor Park with its picturesque nature trail. There is also easy access to both West Ealing & Northfields high street.





Total floor area 98.4 m² (1,059 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

Murray Court, St. Margarets Road, London

- Generous, Penthouse flat on its own floor
- Two double bedrooms and two bathrooms
- Allocated parking space
- Circa 1060 sq.ft of internal living space
- Residents large communal garden

Tenure: Leasehold EPC Rating: C

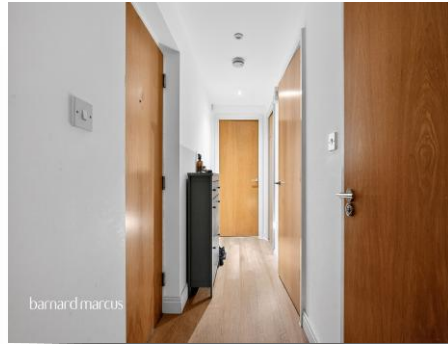
Council Tax Band: E Service Charge: 3270.00

Ground Rent: 375.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This modern, spacious Penthouse flat situated on St. Margaret's Road in Olde Hanwell, offers two double bedrooms, two bathrooms, off street parking space, and circa 1060 sq.ft of internal space. Please call the Ealing branch today to arrange a viewing!

guide price £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EAL109720 - 0001

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.

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