



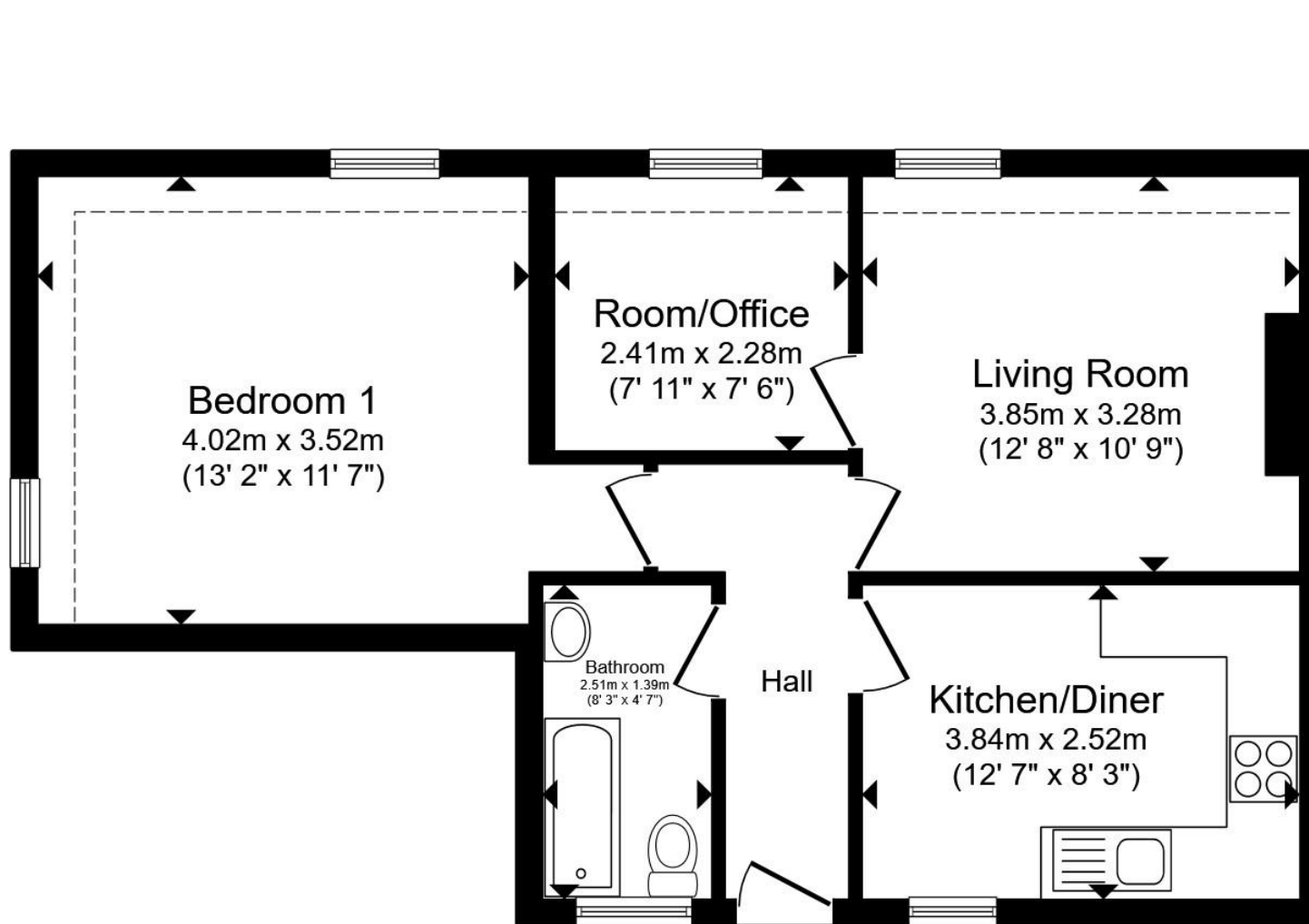
Wellington House, Western Avenue, London, W5 1EX

Welcome to
Wellington House, Western Avenue,
London

This fourth floor flat situated in a purpose-built block, an ideal purchase for first time buyers, investors, or commuters to central London, the property offers a bright, comfortable home in a peaceful setting in Ealing W5. The property offers a main double bedroom with two windows, a converted room off the reception room, which is currently being used as the second bedroom, a reception living room, a separate kitchen & eat-in-breakfast room, and a family bathroom. Other benefits include resident's communal balcony green views, a communal garden, lifts, double glazing throughout, an allocated off-street parking bay, no onward chain, a 900+ year lease and a share of freehold.

Hangar Lane & Park Royal tube station is within a very short walk offering the Central & Piccadilly line, as well as Ealing Broadways & Westfield centre are both within easy access which offer further transport links including the Elizabeth line, popular retail shopping centres, cinema complex and an abundance of restaurants and cafes. The A40 & A406 is easily accessible.





Total floor area 52.4 m² (564 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

Wellington House Western Avenue, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ** Sale by Modern Auction (T&Cs apply)**
- Fourth floor, purpose built flat in Ealing W5

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2304.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Sale by Modern Auction (T&Cs apply) * should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria)

guide price £260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110140



Property Ref:
EAL110140 - 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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barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk