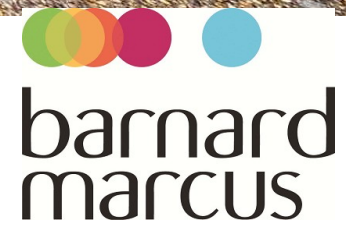




barnard marcus

Ealcom Court, Tring Avenue, London W5 3QF



welcome to
Ealcom Court, Tring Avenue, London

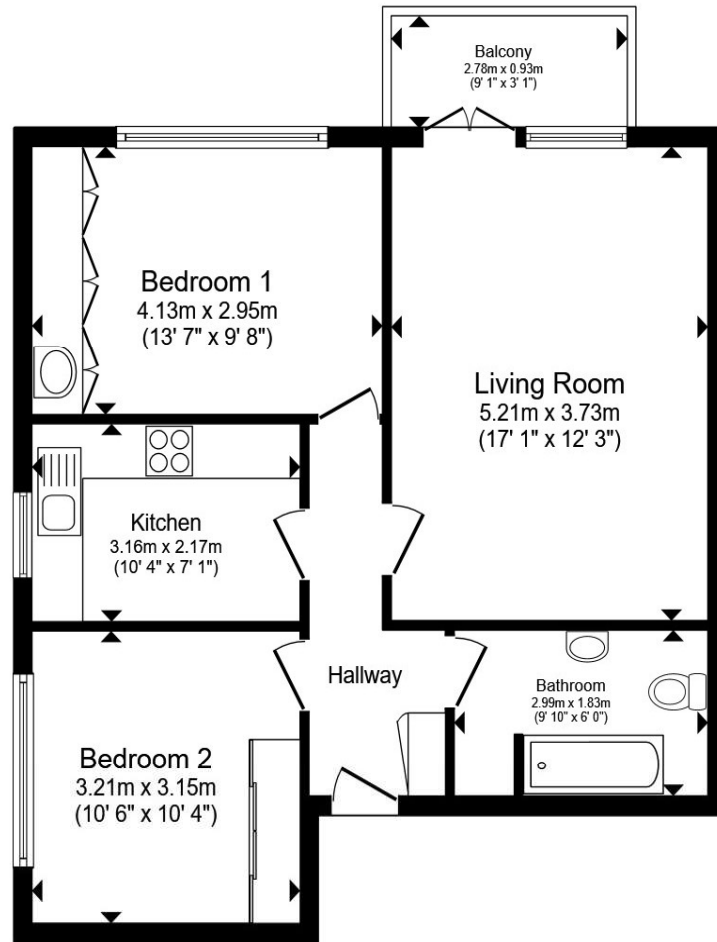
An excellent opportunity for both owner-occupiers and investors seeking a well-located home in the heart of Ealing Common.

This well-presented second-floor apartment is situated within Ealcom Court development, just a short walk from Ealing Common Underground Station and a range of local amenities.

The accommodation comprises a spacious reception room with doors opening onto a private west-facing balcony, providing an ideal space to relax and enjoy the afternoon and evening sunshine. There is a separate fitted kitchen, two generously sized double bedrooms with built-in storage, and a family bathroom. Large windows throughout the property allow for an abundance of natural light, while offering attractive green and leafy outlooks. Further benefits include a private garage, resident parking, access to a well-maintained communal rear garden, and the added advantage of no onward chain.

The property is a short walk to a variety of transport links including local bus routes, (Central line, District line and Elizabeth line & Great Western Rail, and Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, Filmworks Picturehouse, together with a good selection of renowned private and state schools and nearby parks such as Ealing Common, Walpole and Gunnersbury Park.





Total floor area 61.2 m² (659 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

Ealcom Court Tring Avenue, London

- Second floor apartment, in the heart of Ealing Common
- Two good-sized double bedrooms with built in cupboards
- Private west-facing balcony + resident's communal rear garden
- Private Garage & residents parking
- Excellent nearby transport links, including District line & Elizabeth line

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

Service Charge: 4800.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 170 years from 29 Jul 2014. 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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110192



Property Ref:
EAL110192 - 0003

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.



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