



The Green, London, W5 5DA

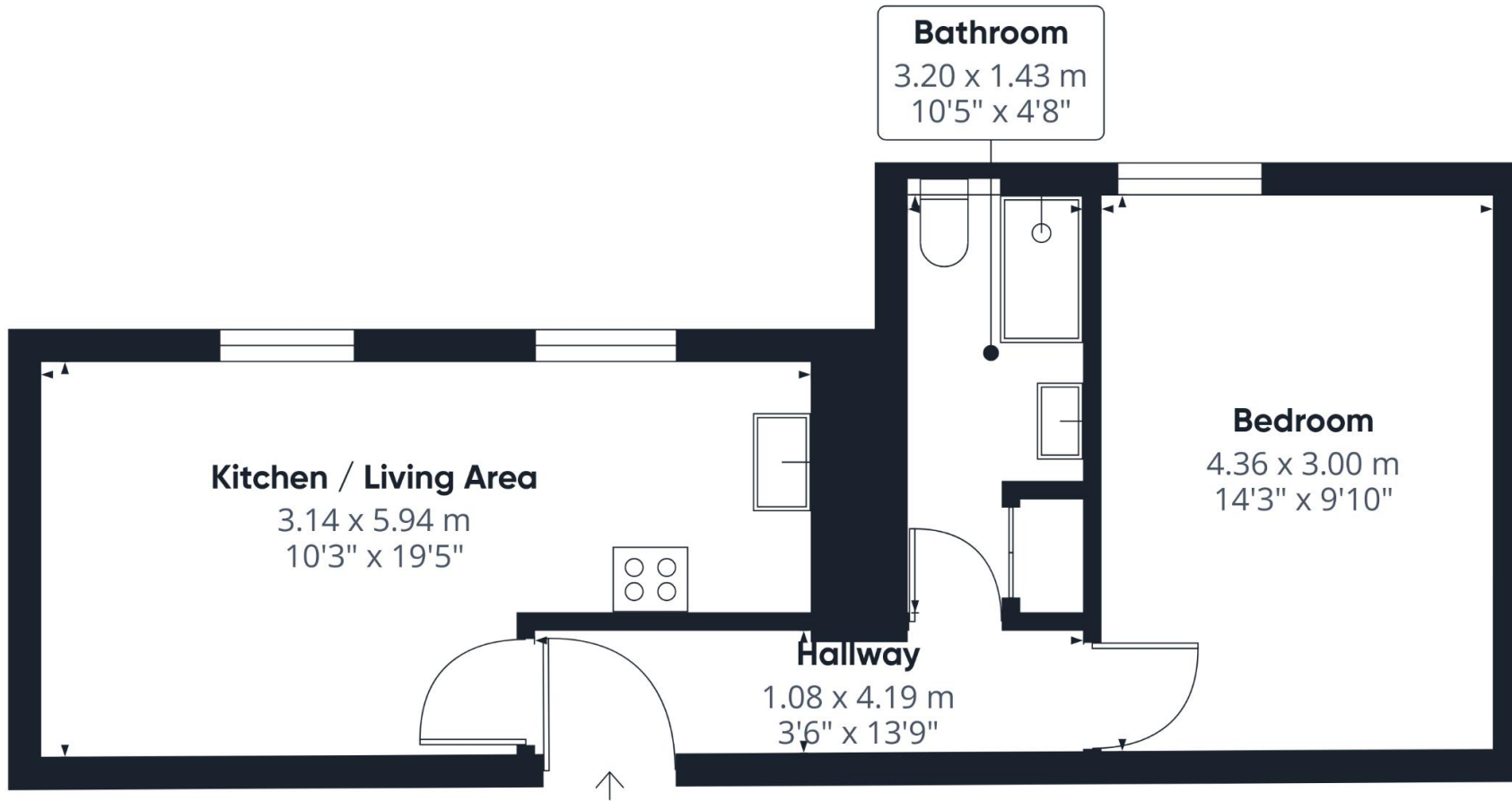
Welcome to

The Green, London

This well-presented, upper floor flat nestled in the heart of Ealing Broadway, an ideal purchase for a first-time buyer or investor due to its desirable location. The property offers a bright & airy open plan living and modern kitchen room, a double bedroom, and a family bathroom with a built-in storage cupboard. Additional benefits include low service charges, double glazing throughout and on street permit parking.

Perfectly positioned, the property is moments from a wide range of transport options including local bus routes and Ealing Broadway tube station (Central line, District line, Great Western Rail and Elizabeth line) offering exceptional convenience for commuters and travellers alike. Ealing Broadway's vibrant retail shopping centre, diverse restaurants, cafés, bars, the Filmworks Picturehouse, and a selection nearby green spaces include Ealing Common, Walpole Park and Gunnersbury Park, with the A406 and M4 also easily accessible.





GLA⁽¹⁾

41.76 m²

449.47 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Welcome to

The Green, London

- One-bedroom, upper floor flat
- Heart of Ealing Broadway W5
- Perfect for a first-time buyer or an investment purchase
- Excellent nearby transport links (including Elizabeth line)
- A short walk to Walpole Park, and other nearby green open spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 620.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This upper floor, one bedroom flat situated on The Green in Ealing, excellently located for all local amenities, a variety of transport links and easy connections to the A406 and M4. Please call the Ealing branch today for more information and to arrange a viewing!

guide price **£350,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109943



Property Ref:
EAL109943 - 0005

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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