



Lido House, Northfield Avenue, LONDON W13 9LD

welcome to

Lido House, Northfield Avenue, LONDON

This fourth floor flat, set within Lido House on Northfields Avenue, Ealing, offers great space and a fantastic location for local amenities, parks and excellent transport connections. The property features a bright, airy reception and kitchen leading to a private balcony with green aspect views, a spacious double bedroom with a built-in wardrobe and a family bathroom. Other benefits include a lengthy lease with 900+ years remaining, a residents' roof terrace, a nearby parking permit option (at an additional cost) and two useful hallway storage cupboards.

The property is accessible to a variety of transport links (Elizabeth line, Central Line, District line, Piccadilly Line, Great Western Rail, bus stops, A40, M4). Ealing Broadway's town centre is a short distance away, boasting popular retail shopping, an abundance of restaurants, cafes, bars, the Filmworks Picturehouse Cinema and picturesque local parks (Walpole Park, Lammas Park, Elthorne Park, and Gunnersbury Park).

With excellent transport connections nearby, Central London is reachable in approximately 15 minutes, making this an ideal home for commuters.

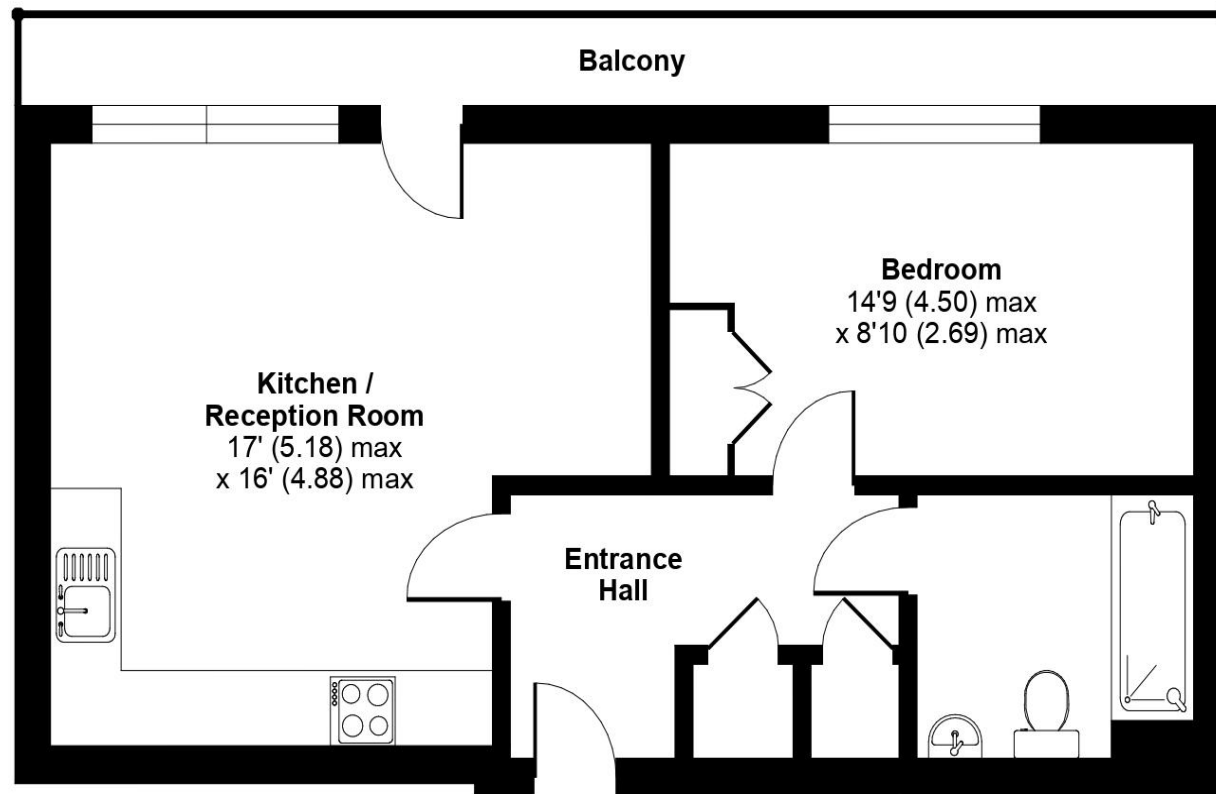




Northfield Avenue, London, W13

Approximate Area = 523 sq ft / 48.5 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024.
Produced for Urban Moves. REF: 1135587

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Lido House Northfield Avenue, LONDON

- Spacious, upper floor flat
- Private balcony with green westerly views
- Circa 970 years remaining on the lease
- A short walk to a variety of transport links including Elizabeth line & Piccadilly line
- Communal roof terrace

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

Service Charge: 2310.96 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109496



Property Ref:
EAL109496 - 0006

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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