



Stretton Lodge, Gordon Road, London, W13 8PR

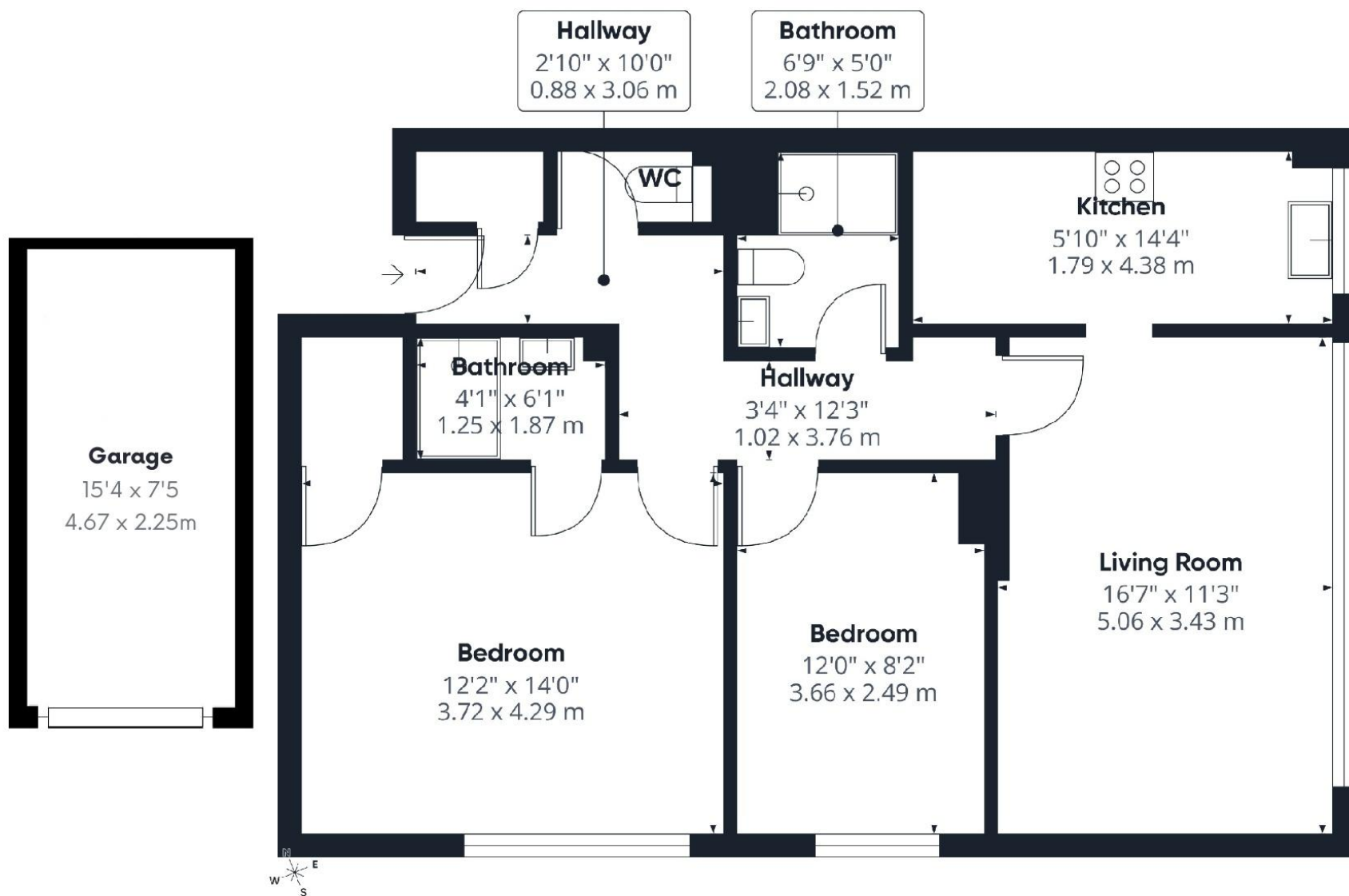
Welcome to

Stretton Lodge, Gordon Road, London

This spacious, modern third floor purpose-built building, a peaceful setting, and surroundings with a short walk to local amenities and transport connections. The property offers a circa 790 SQ. FT, a good-sized reception/dining room with width long windows creating an abundance of natural lighting, a separate kitchen, the primary double bedroom with a built-in cupboard and an en-suite bathroom, a second bedroom, and a second bathroom. Further benefits include a 900+ year lease remaining, no onward chain, residents well-kept communal garden, residents parking and a private garage useful for storage or a car.

The property is a short walk to the Avenue offering the local amenities, Waitrose super-market, Drayton Court hotel and pub, West Ealing overground station (Elizabeth line & Great Western Rail), Ealing Broadway is approximately 15 mins walk offering an additional variety of transport facilities including bus stop links & Ealing Broadway station (Central line, District line, Great Western Rail & Elizabeth line), Ealing Broadway's popular retail shopping mall, an abundance of restaurants, cafes, bars, the Filmworks picture house, a good selection of sought after local schools, green open spaces and nearby parks which include Walpole Park and Hanger Hill Park & Golf course. The A40 and North Circular are also easily accessible.





Floor 1

GLA⁽¹⁾
786.87 ft²
73.1 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

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

GIRAFFE360

Welcome to

Stretton Lodge Gordon Road, London

- Well-presented, spacious purpose built flat in Ealing
- Two double bedrooms & two bathrooms
- A Private Garage & residents parking
- Circa 790 SQ.FT. & no onward chain
- 900+ year lease remaining

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 222.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A well-presented third floor flat situated in Gordon Road in Ealing, benefiting two bedrooms, two bathrooms, a private garage and no onward chain, nestled in a quiet resident block and only a short walk to local amenities and transport connections making this the perfect purchase.

guide price £450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110021



Property Ref:

EAL110021 - 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.

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.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk