



Oxford Road, London, W5 3SR

Welcome to **Oxford Road, London**

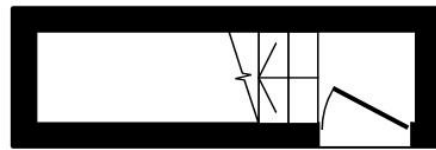
A charming top floor conversion flat set within a semi-detached Victorian building on a quiet, tree-lined residential road in the heart of Ealing Broadway, benefitting from easy access to local amenities and excellent transport connections, while offering a very peaceful setting.

The property features a bright and airy modern kitchen and living area with integrated appliances and floor-to-ceiling cupboards, along with a spacious double bedroom complete with built-in shelving. There is also a well-proportioned bathroom / utility area with built-in storage cupboards.

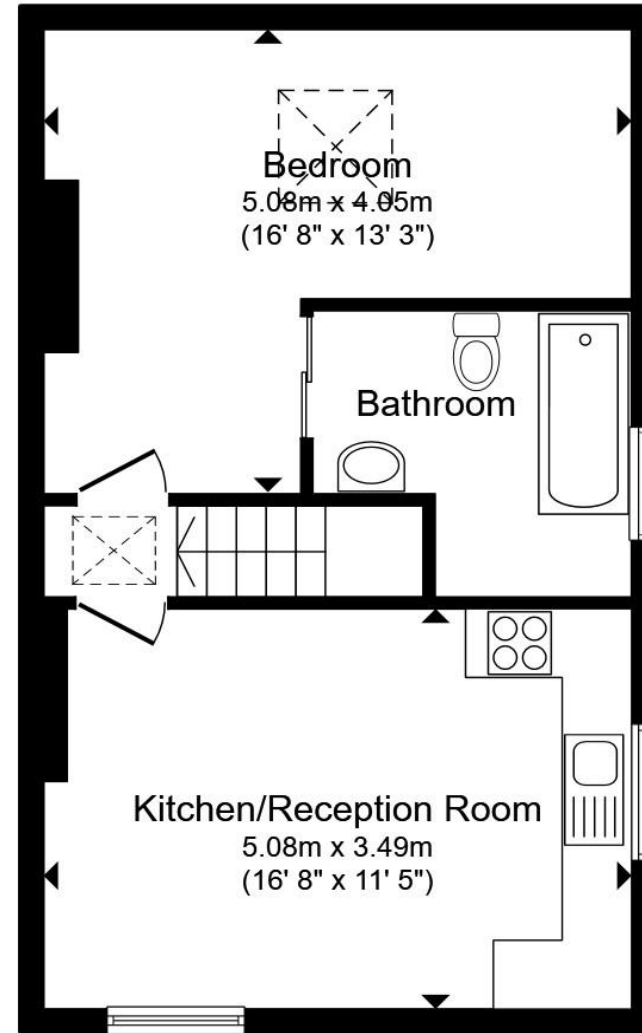
Additional benefits include a recently replaced roof, a repaved front garden completed in recent years, a residents' rear communal garden, outdoor bike storage, a share of freehold, and no onward chain.

Oxford Road/Ealing is perfectly located within only a few minutes' walk to a variety of desirable onsite and nearby restaurants, bars, cafes, the popular retail shopping centre, and the Filmworks picture house, as well as Ealing Broadway tube centre (Central line, District line, Great Western Rail & Elizabeth line). Ealing is known for its wealth of greenery and our picturesque Walpole Park, which offers a café and wildlife.





Ground Floor



Top Floor

Total floor area 46.0 m² (495 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

Oxford Road, London

- Top floor, conversion flat in the heart of Ealing Broadway
- Ideal as a first-time purchase or investment
- Perfectly located for amenities and excellent transport links
- Share of freehold
- No onward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

An ideal purchase for an investor or first-time purchaser, a delightful top floor conversion flat and offers a share of freehold, shared rear garden and no onward chain. Please call the Ealing branch today!

guide price **£365,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109846



Property Ref:

EAL109846 - 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.



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