



2 Saren House, Cambridge Road, London, W7 3DU

Welcome to

2 Saren House, Cambridge Road, London

A delightful opportunity to purchase this expansive, penthouse apartment which has two private entrances, situated in Olde Hanwell, offering a staggering circa 1500 sq.ft of living space and is a short walk to local amenities, a variety of parks, the Grand Union Canal and good selection of local schools and transport connections.

The property offers a lengthy full-length hallway, a 26' bright & airy spacious open plan reception and modern kitchen room with integrated appliances, doors onto the very large private balcony with London views and an abundance of windows creating natural internal lighting, we then have the 26' primary double bedroom with its own en-suite bathroom and with doors onto the private balcony, a second double bedroom with bespoke fitted floor to ceiling wardrobes and a second contemporary family bathroom. Other benefits include a useful hallway storage cupboard, secure gated allocated off-street parking, lifts, intercom, residents communal garden and a share of freehold.

There are a variety of local sought after primary and secondary schools including St Marks, Elthorne High & Oaklands, a good selection of renowned family gastro pubs such as, The Fox, The Green & The Emporium W7, local transport links and local sought after green open spaces such as Elthorne Park, Three Fields and the popular Boston Manor Park with its picturesque nature trails. There is also easy access to both West Ealing & Northfields high street.

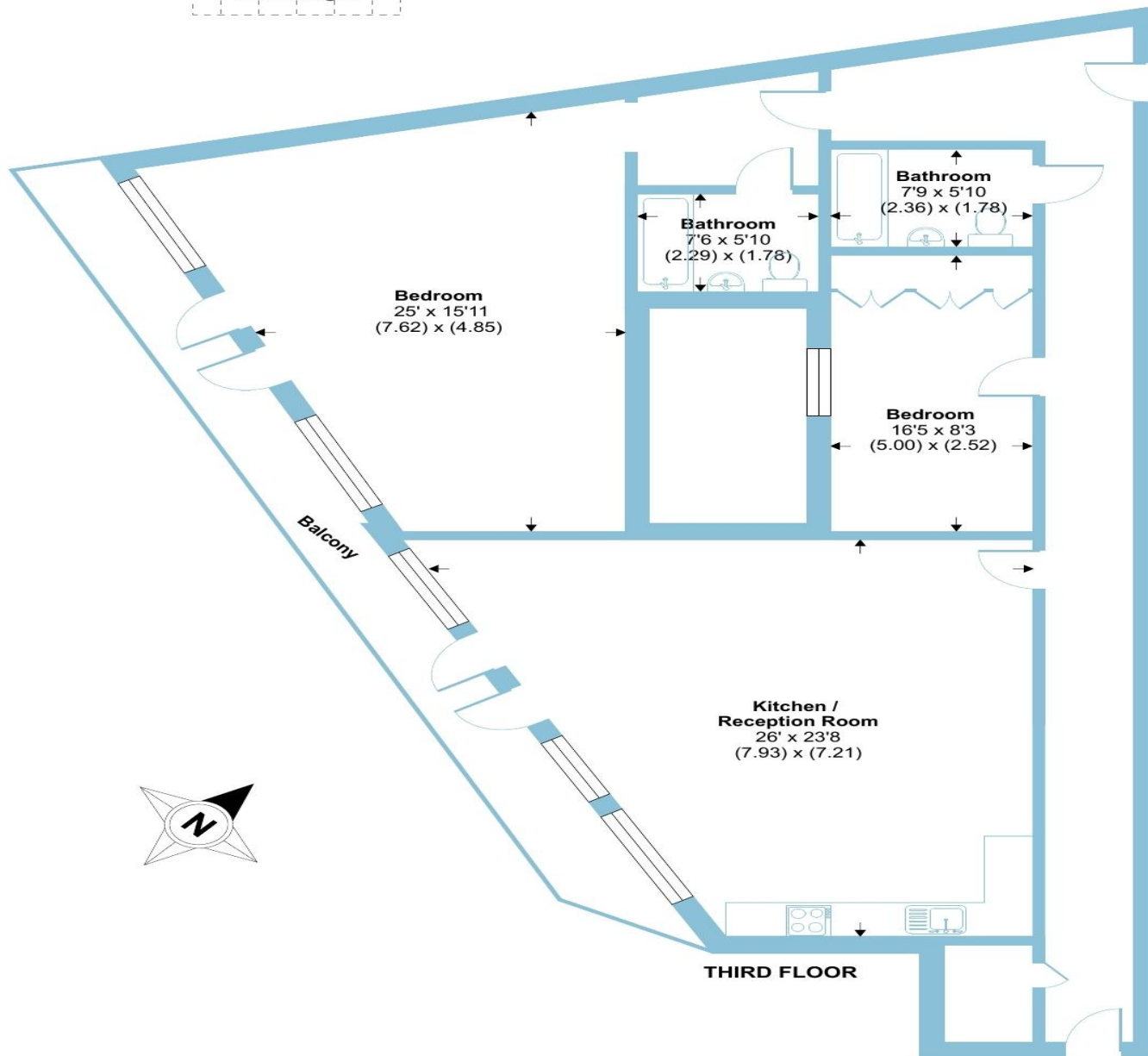


Cambridge Road, London, W7

Approximate Area = 1486 sq ft / 138 sq m

For identification only - Not to scale

Denotes restricted
head height



Welcome to

2 Saren House, Cambridge Road, London

- Penthouse flat set within a gated development in Hanwell
- Two double bedrooms & two bathrooms
- Circa 1500 sq.ft of internal space
- Share of freehold
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2526.90

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This 1500 sq.ft penthouse apartment is situated in Saren House in Olde Hanwell, offering great location and extraordinary internal space. The property offers two double bedrooms, two bathrooms, gated allocated parking space and a share of freehold. Please call the Ealing branch today!

offers in excess of **£575,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109420



Property Ref:
EAL109420 - 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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