



Bay Court, Popes Lane, London, W5 4NE

**Welcome to
Bay Court, Popes Lane, London**

This immaculate, well-presented first floor flat, situated in a small purpose-built block in the heart of South Ealing. The property offers a generous, bright & airy reception/living room, a separate fully fitted kitchen, a large double bedroom and family bathroom which includes a useful storage cupboard. Other benefits include circa 150-year lease, residents off street permit parking, double glazing throughout and residents' communal garden.

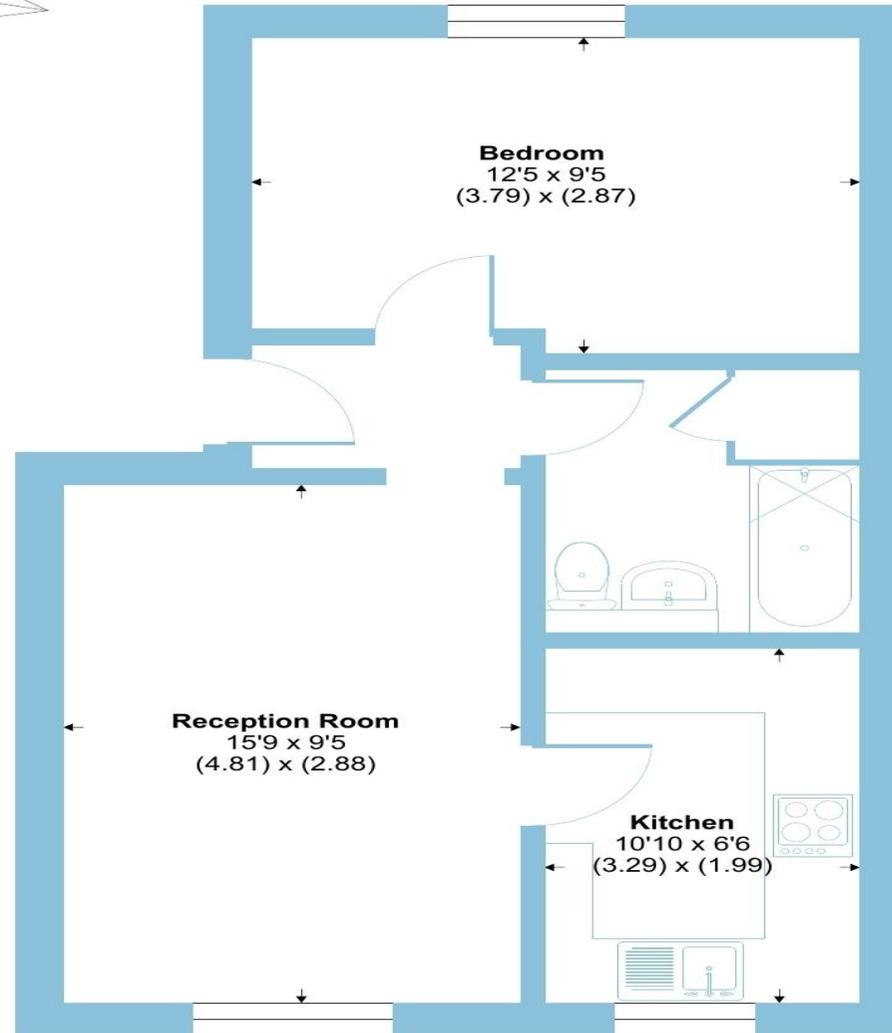
The property has nearby bus stop links, and easy access to other transport connections which include South Ealing & Ealing Broadway tube stations (Central, District, Piccadilly, and Elizabeth line and GWR) and vibrant green spaces, offering various activities. Ealing Broadway & Westfield Shopping Centres are also within easy access offering an abundance of popular restaurants, cafes, bars, and the picture house & cinema complex. The A40 and M4 are also easily accessible.



Popes Lane, London, W5

Approximate Area = 431 sq ft / 40 sq m

For identification only - Not to scale



FIRST FLOOR



Welcome to

Bay Court Popes Lane, London

- First floor, purpose built flat in South Ealing W5
- Immaculate internal condition
- Resident + Visitor off street parking
- Nearby bus links, and transport connections
- 150 years remaining on the lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1029.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This first floor flat, situated in a quiet block on Popes Lane Ealing, immaculate condition throughout, good location and is perfect as a first-time purchase or for investors. Please call the Ealing branch today for more information and to arrange a viewing.

guide price £325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109882



Property Ref:
EAL109882 - 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.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk