



**Broadway, London, W13 0TL**

## **Welcome to Broadway, London**

This well-presented spacious upper floor flat in the heart of West Ealing offering circa 750 sq. ft of living space and is a moments away from the local amenities, supermarkets such as Sainsbury's & Waitrose, restaurants, cafes and a variety of transport links including bus stops and West Ealing overground station (Great Western & Elizabeth line). The property offers useful spacious entrance and hallway, a bright and airy 17' reception/dining room, a separate kitchen/breakfast room, a double bedroom and a family bathroom. Other benefits include double glazing throughout, a rear residents communal garden and a feature fireplace in the reception room.

The property is easily accessible for access onto the A40 & M4 Ealing Broadway's town centre which includes a variety of transport links (Bus stops, Central line, District line, Great Western & incoming Elizabeth line) and Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the incoming Filmworks picture house and the local nearby parks such as Lammas Park, Elthorne Park, Walpole Park and Gunnersbury Park.

### **Auctioneer's Comments**

**This property is offered through Modern Method of Auction. Should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price.**



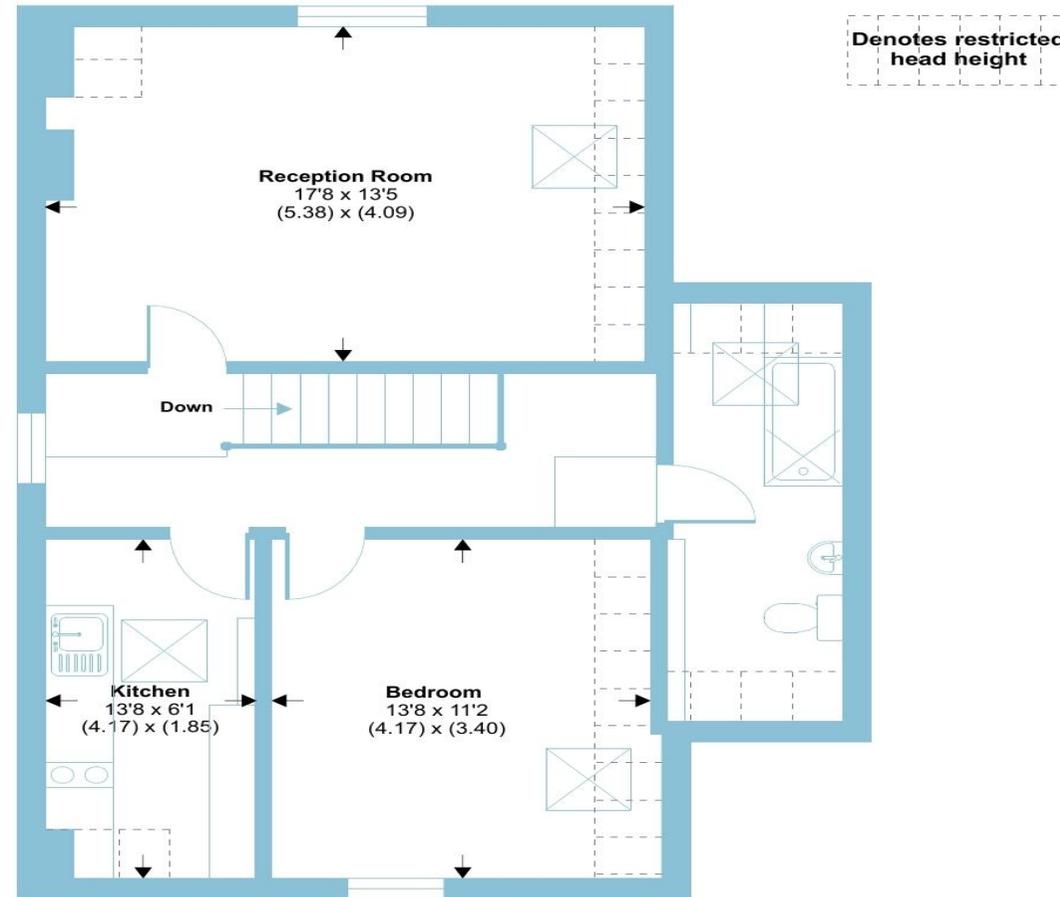
# Broadway, West Ealing, London, W13

Approximate Area = 700 sq ft / 65.0 sq m

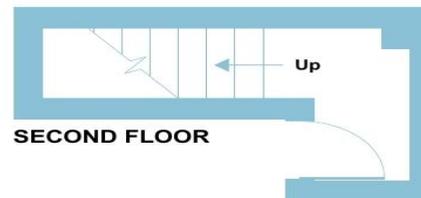
Limited Use Area(s) = 47 sq ft / 4.4 sq m

Total = 747 sq ft / 69.4 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Barnard Marcus. REF: 857250



## Welcome to

## Broadway, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious upper floor flat
- Circa 750 sq. ft of living space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

\*\* Sale by Modern Auction (T&Cs apply) \*\*This well-presented family home situated on Mulgrave Road in Ealing, benefits five bedrooms, two bathrooms, two receptions, off street parking and a private garage, a large rear garden and no onward chain. Please call the Ealing branch today to arrange a viewing!

guide price **£260,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL109951](https://barnardmarcus.co.uk/Property/EAL109951)



Property Ref:  
EAL109951 - 0002

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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