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Suffolk House, Queens Drive, London, W3 0HN



Welcome to Suffolk House, Queens Drive, London

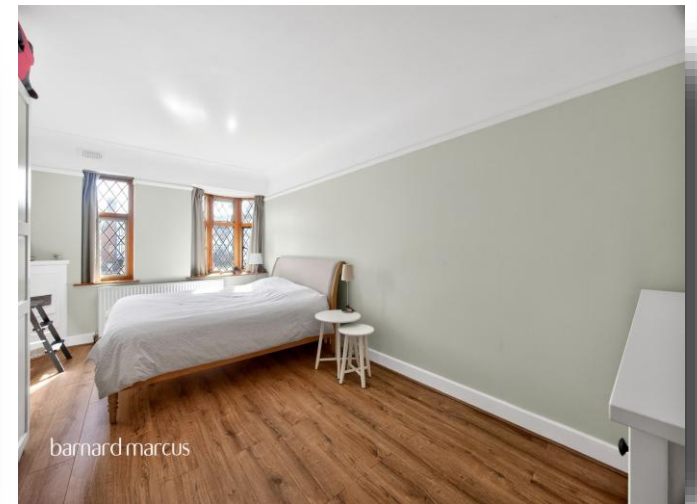
This property offers a generous entrance hall, a spacious 20 ft living/dining room with a feature fireplace and large bay windows with green aspect views, a separate kitchen complete with access to the beautifully tended landscaped communal garden, two large double bedrooms, and a family bathroom.

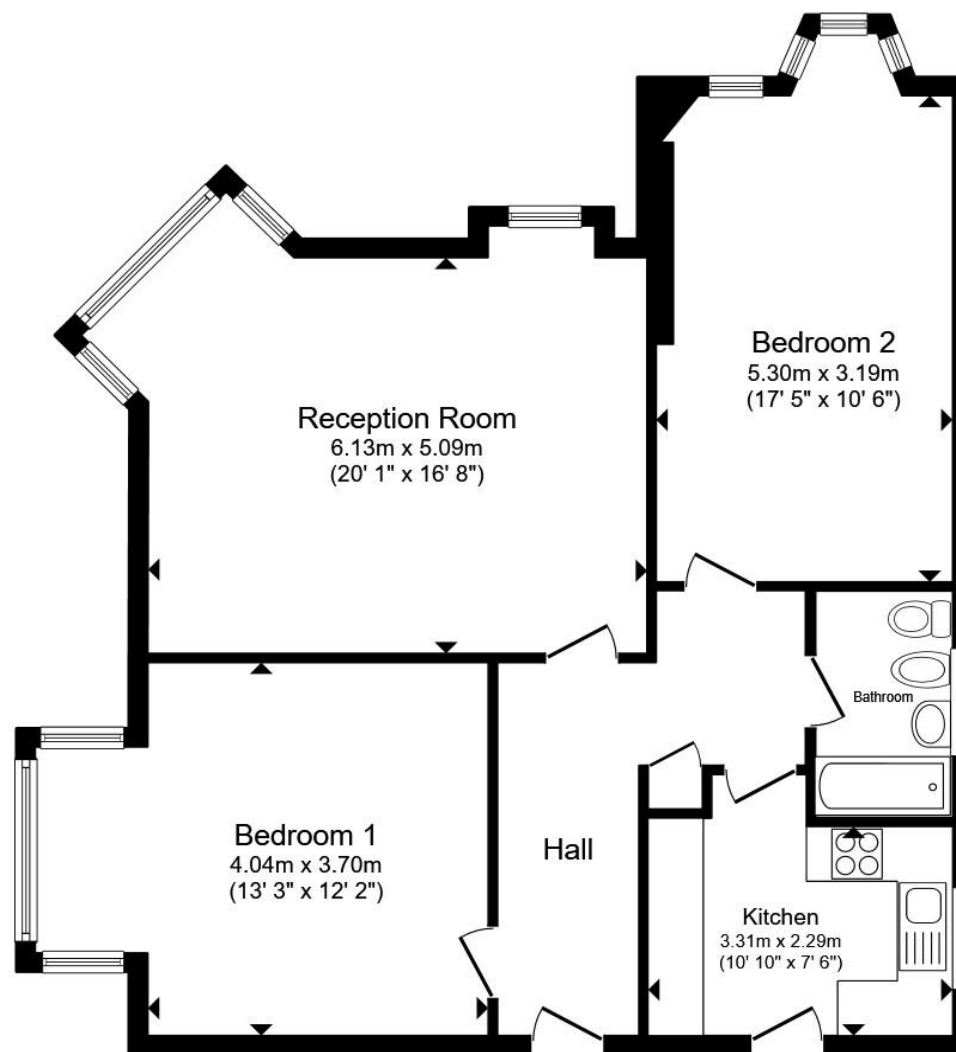
Other benefits include large windows throughout the property creating an abundance of natural light, no onward chain, parking located on a private road, and a long lease of over 900 years.

The property also comes with its own private storage shed at the rear, ideal for bikes, barbecue equipment, sports gear, and other items. A rear private landscaped garden provides the perfect setting for summer months and outdoor entertaining.

Ideally located just a short walk from local transport links including West Acton (Central Line), North Ealing & Ealing Common stations (Piccadilly & District lines), as well as the easily accessible Elizabeth Line offering quick links to Heathrow (approximately 40 minutes door-to-door) and Bond Street (approximately 20 minutes). Ealing Broadway is also just 2 minutes by tube or a 15-minute walk away.

The property is perfectly positioned for families, benefiting from excellent local amenities and a range of highly regarded primary and secondary schools, as well as nearby green open spaces. This is a wonderful opportunity to secure a stylish home in one of West Acton's most desirable enclaves.





First Floor

Total floor area 85.1 m² (916 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

Suffolk House, Queens Drive, London

- First floor flat in Suffolk House/Queens Drive
- Two large double bedrooms
- Private parking + EV charging point nearby
- Well-managed building: The building is part of the Hanger Lane Conservation Area
- The remaining lease period is 900+ years

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A spacious well-presented first floor apartment in Suffolk House, Queens Drive nestled in the sought after West Acton area. The property benefits two double bedrooms, private parking, a long lease and is a short walk to transport links for the two nearby secondary schools.

offers in excess of **£550,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109528



Property Ref:
EAL109528 - 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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