



Blakesley Avenue, London, W5 2DW

Welcome to **Blakesley Avenue, London**

Occupying the entire second floor of an impressive, detached period residence on one of Ealing's most prestigious roads, this substantial conversion apartment offers approximately 1,354 sq. ft. of beautifully presented living accommodation, combining generous proportions with charming character features throughout.

The property comprises a spacious entrance hall leading to a bright and airy 20ft reception room, ideal for both relaxing and entertaining. A separate fitted kitchen and dining room provide excellent space for everyday living. The impressive principal bedroom benefits from a private en-suite bathroom, while a further double bedroom is served by a contemporary family bathroom.

Additional features include a separate utility room, multiple storage cupboards, extensive eaves storage, a secure gated private garage and parking, and the significant advantage of a share of freehold upon completion. The property is offered to the market with no onward chain. Ideally positioned just moments from Ealing Broadway, residents can enjoy an excellent selection of shops, restaurants, bars, cafés and supermarkets, together with an abundance of nearby green spaces including Walpole Park, Gunnersbury Park, and Hanger Hill Park & Golf Course, the property is also exceptionally well connected, with Ealing Broadway Station providing access to the Central, District and Elizabeth lines, as well as Great Western Railway services. The A40 and North Circular road networks are easily accessible



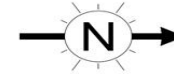
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Approx Gross Internal Area = 125.8 sq m / 1354 sq ft

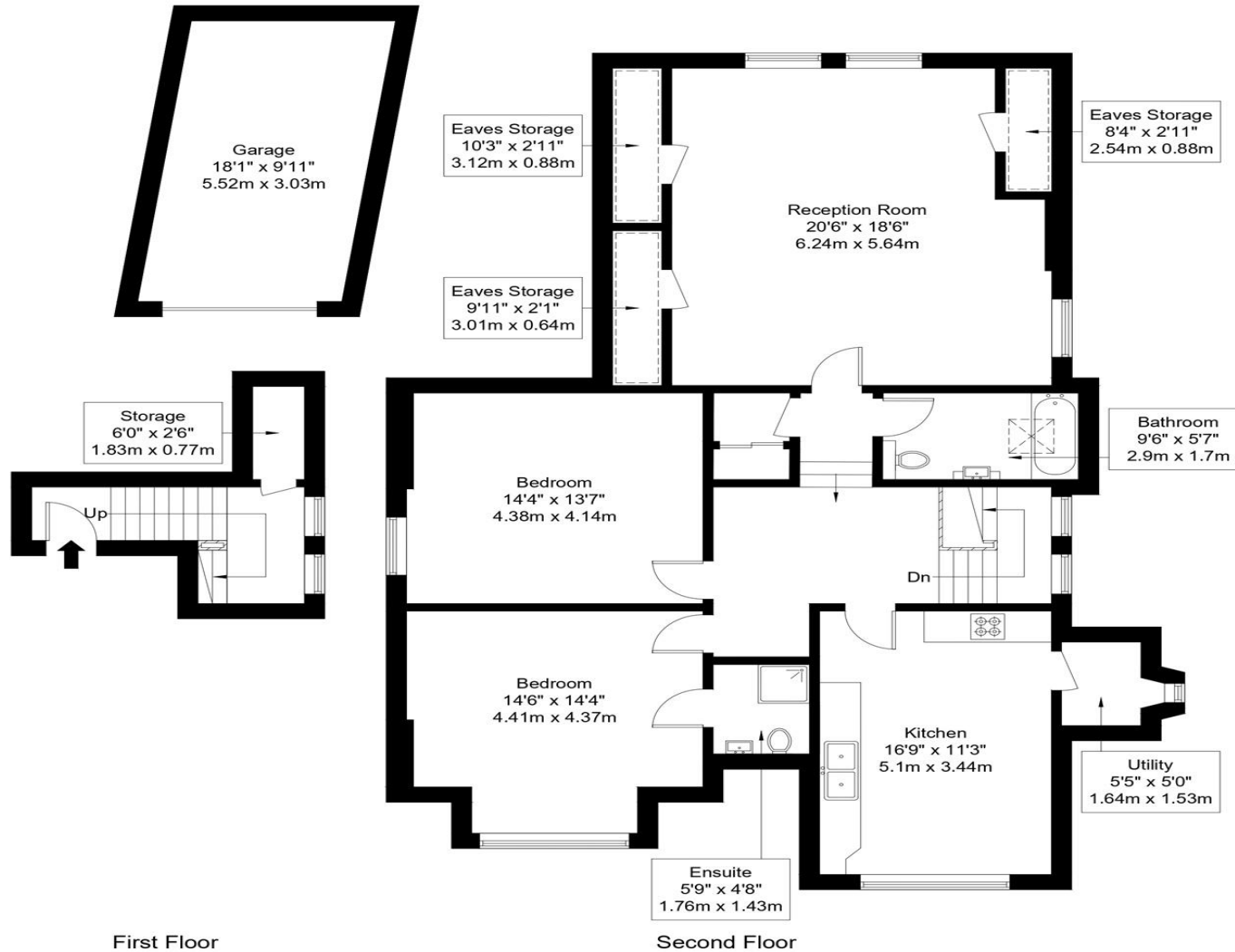
Restricted head height / Eaves Storage = 6.1 sq m / 66 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 148.6 sq m / 1600 sq ft



 = Reduced headroom below 1.5m / 5'0



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Welcome to

Blakesley Avenue, London

- Impressive, second floor conversion flat, set within an attractive detached building
- Occupying the whole of the top floor and is circa 1354 SQ.FT of internal living space
- Two large double bedrooms and two bathrooms
- 20' bright & airy reception/living room & a separate kitchen
- Secure gated private garage & off-street parking

Tenure: Leasehold EPC Rating: E

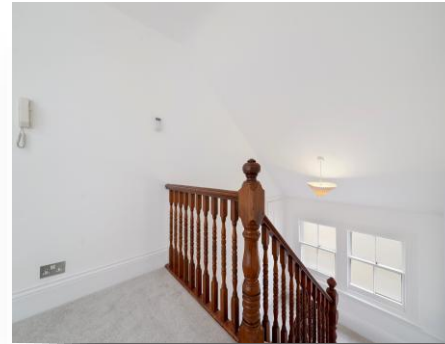
Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Apr 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Exceptional Top Floor Conversion Apartment situated in Blakesley Avenue in Ealing W5, with circa 1354 sq.ft of living space this is an exceptional purchase for those seeking good space in a central location, also benefiting a private garage and share of freehold upon completion. Please call!

guide price £825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110170



Property Ref:
EAL110170 - 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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