



barnard marcus

Oak Tree Close, London, W5 2AQ



Welcome to

Oak Tree Close, London

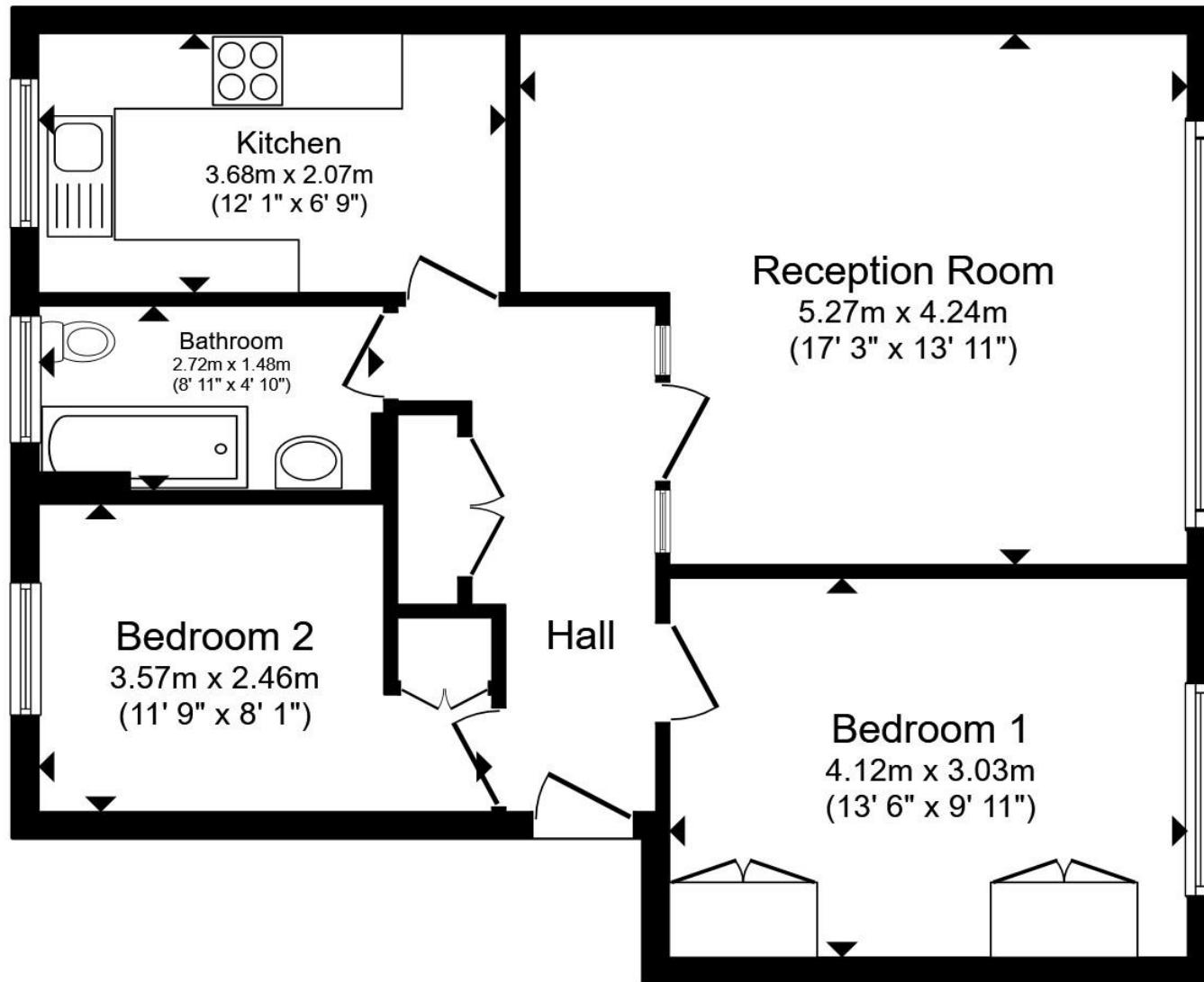
This second-floor purpose built flat has been recently redecorated situated in a popular development nestled in the heart of Ealing, moments away from Haven Green and a short walk to all local amenities and transport connections. The property offers a generous bright & airy reception & dining room with a large window creating an abundance of natural lighting, a modern separate kitchen, two double bedrooms and a family bathroom. Other benefits include double glazing throughout, a useful hallway storage cupboard, fitted wardrobes, a private garage and no onward chain.

The property is a short walk to a variety of transport facilities including a variety of bus stop links & Ealing Broadway station (Central line, District line, Great Western Rail & Elizabeth line), Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house, a good selection of green open spaces and nearby parks which include Walpole Park and Hanger Hill Park & Golf course. The A40 and North Circular are also easily accessible.

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 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 and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation of the Reservation Agreement and terms and conditions are contained within this pack.





Total floor area 60.9 m² (655 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

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ** Sale by Modern Auction (T&Cs apply) **
- Second floor, renovated purpose built flat

Tenure: Leasehold EPC Rating: C

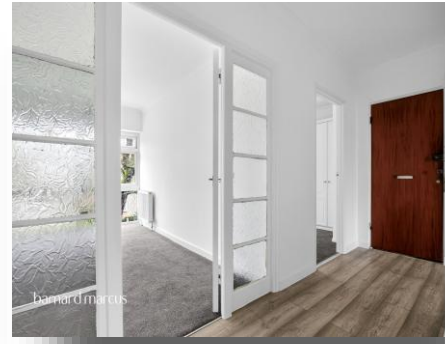
Council Tax Band: E Service Charge: 1660.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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guide price **£425,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110067



Property Ref:
EAL110067 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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