

Seaford Road, London W13 9HS

barnard marcus

welcome to

Seaford Road, London

A well-presented ground floor period conversion flat, located on a quiet, tree-lined residential road between Northfields Avenue and West Ealing.
This charming property features a bright and airy front reception/dining room with built-in shelving, a feature fireplace, and two large windows that allow plenty of natural light. To the rear, a modern fitted kitchen opens through a private rear garden, creating a wonderful space for relaxing or entertaining. The accommodation comprises a spacious main double bedroom with fitted wardrobes and a useful dressing area, a second smaller double bedroom, and a well-appointed family bathroom. Additional benefits include approximately 120 years remaining on the lease, low ground rent, no service charges, and a front garden. The property is ideally positioned within a short walk of the excellent amenities of Northfields Avenue and West Ealing, offering a range of supermarkets, cafés, restaurants and local parks. Nearby transport links include the Elizabeth line & Great Western Rail from West Ealing railway station and Piccadilly line from Northfields tube station.

Ealing Broadway is easily accessible and provides a popular retail shopping centre, an excellent selection of restaurants, cafés and bars, and the Filmworks Ealing cinema, along with a variety of highly regarded schools and green open spaces.



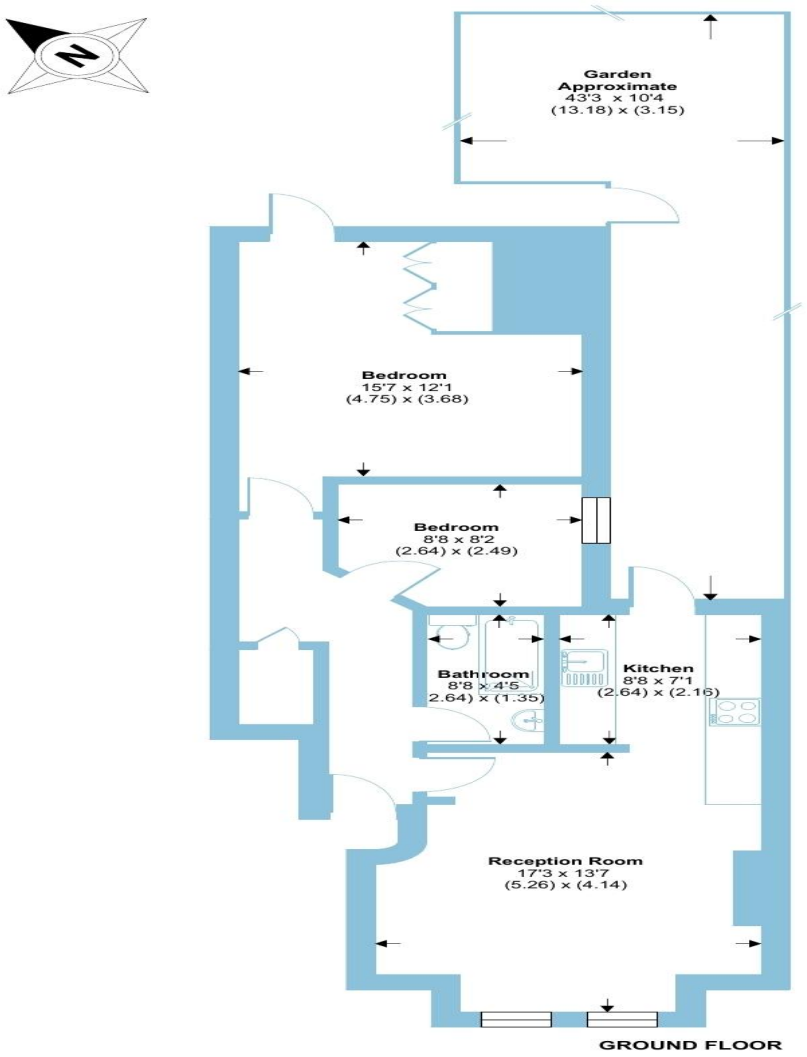




Seaford Road, Ealing, London, W13

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF: 1425096

Agent Note

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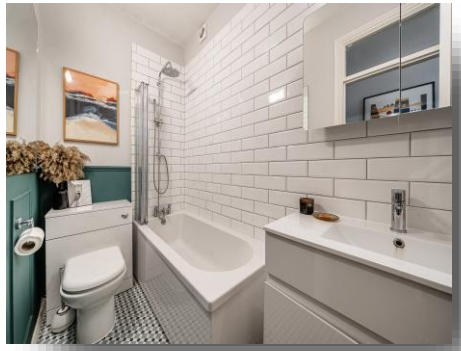
- Ground floor, period conversion flat
- Two bedrooms
- Private rear garden
- No service charges
- Sought after location in Northfields/West Ealing

Tenure: Leasehold EPC Rating: D Council Tax Band: C
Service Charge: Ask Agent Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109899

The Property Ombudsman

Property Ref:
EAL109899 - 0007

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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