






WELLESLEY ROAD

London W4



BEAUMONT ROAD, LONDON W4

Stylish two bedrooms, two bathroom and a study for sale.

			EPC
2	2	1	A

Local Authority: London Borough of Ealing

Council Tax band: E

Tenure: Share of Freehold with approximately 985 years remaining

Service charge: *Please enquire for further service charge information

Guide Price: £850,000



Discover this stylish flat with two bedrooms, two bathrooms and a study located in South West London. The property features a sunlit kitchen with sleek navy cabinetry and natural wood countertops, perfect for culinary pursuits. An open-concept living area harmonises rustic charm and modern elegance, with expansive windows and wooden floors. The elegant entryway includes black railings and ambient lighting. This home provides a cosy yet sophisticated atmosphere, ideal for intimate gatherings and cherished memories.

Located in the heart of London, Beaumont Road provides residents with convenient access to the city's offerings. With excellent transport connections, navigating the capital is straightforward. The property is well-positioned for those interested in the vibrant culture and amenities London provides. Whether commuting or exploring, this location ensures proximity to your desired destinations.







Zone M
P Permit
holders
only
Mon-Fri
9.30am-5.30pm

RC
88

Beaumont Road, W4

Approximate Gross Internal Area : 89.13 Sq. metres
(Including Eaves Storage & Excluding Void) 959 Sq. feet
Eaves Storage : 1.32 Sq. metres
14 Sq. feet



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Approximate Gross Internal Area = 89.13 sq m / 959 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Thomas Moore
+44 20 3927 6317
thomas.moore@knightfrank.com

Knight Frank Chiswick
64 Turnham Green Terrace
W4 1QN

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.