



barnard marcus

Mattock Lane, London, W13 9NS



Welcome to

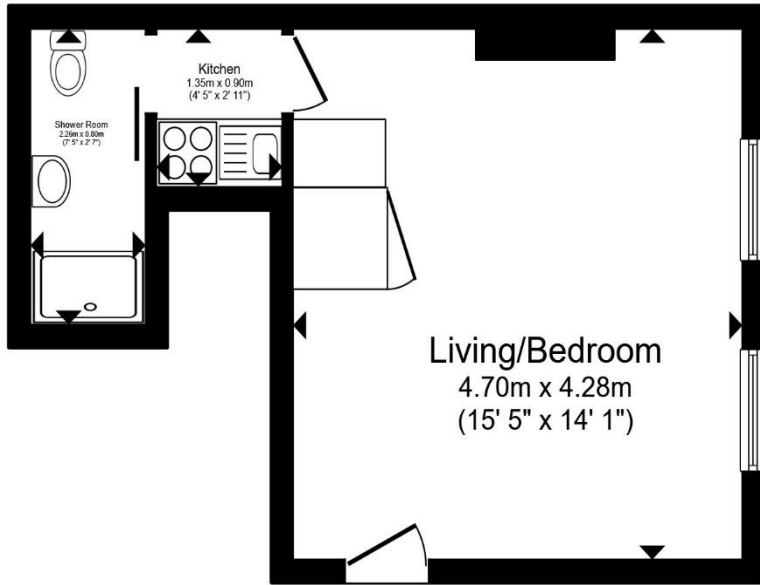
Mattock Lane, London

This substantial, Semi-detached Victoria building situated on Mattock Lane in Ealing, has been thoughtfully converted into four self-contained flats and presents an excellent investment opportunity, making the property well suited to both experienced investors and those looking to expand a residential portfolio. The building offers perfect location, a blend of period character and strong rental potential. Arranged over three levels, the building provides well-proportioned and versatile accommodation throughout, ideal for investors seeking an income-generating asset in a desirable residential location.

The property comprises a selection of two studio and two two-bedroom flats, each benefiting from neutral decor, an abundance of natural light, and practical layouts that suit most lifestyles. The ground floor features well-proportioned studio apartments with a bright bay-fronted reception/sleeping area, separate fitted kitchen, and bathroom, while the upper and lower ground floors accommodate spacious two-bedroom flats, each offering generous living space, fitted kitchens, double & single bedrooms with built-in storage. Further benefits include several of the units showcase attractive period features including high ceilings, large sash windows, and original detailing, enhancing the overall appeal with an amazing opportunity to add value, off street parking for multiple cars and a rear communal mature garden.

Ideally located within easy reach of a range of local amenities, the property benefits from convenient access to nearby shops, cafes, restaurants, a variety of green open spaces and parks as well as excellent transport links including bus routes and nearby train and tube stations, providing swift connections into Central London, further adding to the area's attractiveness for tenants of all lifestyles.

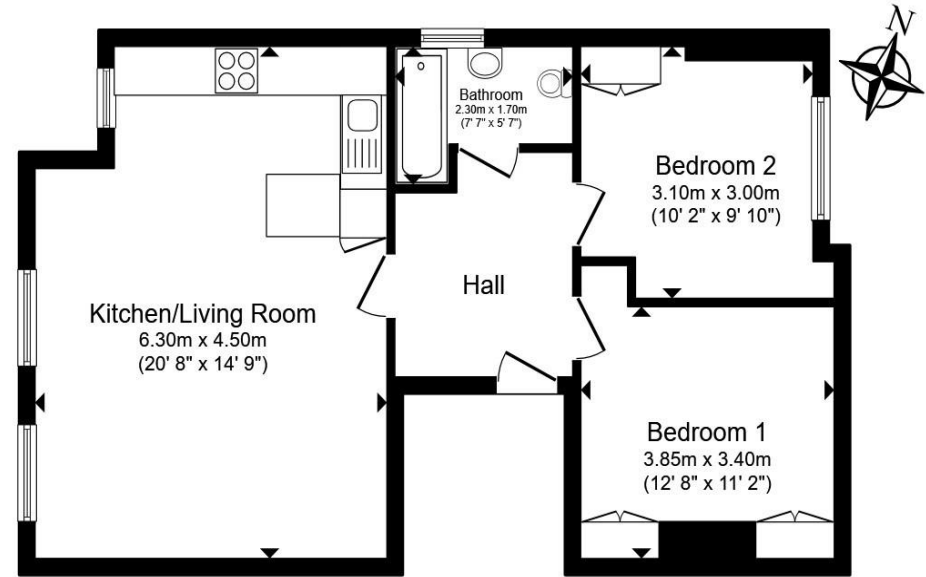




Raised Ground Floor

Total floor area 25.0 m² (269 sq.ft.) approx

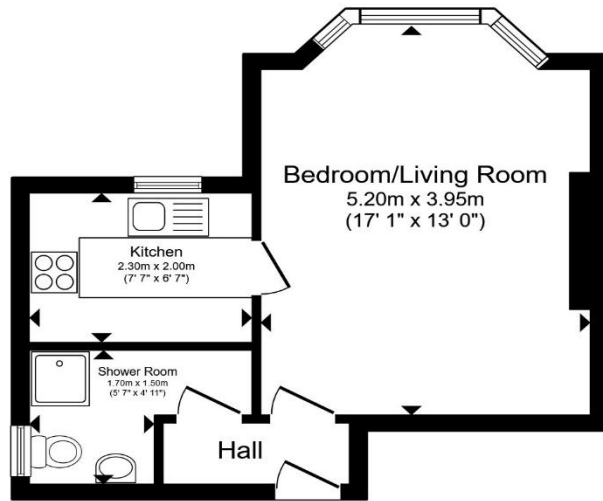
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



1st Floor

Total floor area 57.2 m² (615 sq.ft.) approx

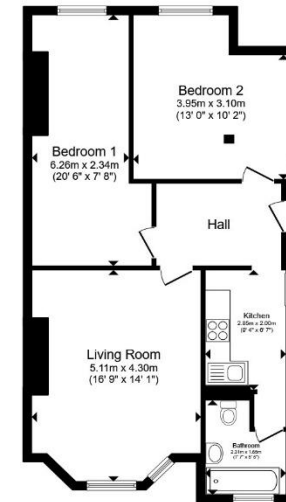
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Raised Ground Floor

Total floor area 31.4 m² (338 sq.ft.) approx

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Lower Ground Flat

Total floor area 68.1 m² (733 sq.ft.) approx

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Welcome to

Mattock Lane, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- ** Sale by Modern Auction (T&Cs apply) **
- Excellent investment opportunity

Tenure: Freehold EPC Rating: C
Council Tax Band: D

Sale by Modern Auction (T&Cs apply) * should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This 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.

guide price **£1,250,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109576



Property Ref:
EAL109576 - 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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